



General Building Specs

Site work

- ♦ All Site work and house location shall be determined by builder
- ♦ Disturbed areas will be loamed and seeded
- ♦ Driveways will be paved with one coat of asphalt, size determined by builder.
- ♦ Interior and exterior perimeter drains will be installed
- ♦ City water and sewer

Foundations

- ♦ 8' foundation walls, 8" thick
- ♦ 4' frost and garage walls
- ♦ 8" x 16" Footings reinforced with 2 rows of rebar
- ♦ Concrete slabs shall be 3,000 psi poured 4" thick

Carpentry

Wall System

- ♦ 2" x 6" Exterior walls, 16" O.C.
- ♦ 2" x 4" Interior walls, 16" O.C.
- ♦ 1/2" OSB wall sheathing
- ♦ Tyvek building wrap with taped seams

Floor System

- ♦ 2" x 6" Pressure treated with sill sealer
- ♦ 2" x 10" joist 16" O.C.
- ♦ 3/4" T&G plywood or Advantec subflooring glued and ring nailed to joists

Roof System

- ♦ Pre-engineered wood trusses, 24 O.C. or rafters, 16" O.C.

- ♦ Hurricane clips at every truss as required
- ♦ 5 1/8" Plywood roof sheathing with truss system
- ♦ 1/2" Plywood with conventional rafters

Finish Carpentry

- ♦ Interior trim: 3 1/4" Stafford casing
- ♦ 5 1/4" Speedbase
- ♦ 4 or 6 Panel masonite doors, choice of style from Builder's Selection
- ♦ Vented wire shelving in all closets
- ♦ Beech or Oak railings and painted ballusters

Exterior Deck

- ♦ 12' X 12' pressure-treated rear deck
- ♦ Mahogany decking with vinyl rail system for front porches
- ♦ Pressure-treated exterior stairs

Thermal and Moisture

Insulation

- ♦ Energy Star Home Insulation
- ♦ R-21 Fiberglass insulation in exterior walls with poly barrier
- ♦ R-38/30 Fiberglass insulation in upper ceiling
- ♦ R-19 Fiberglass insulation in basement ceiling
- ♦ 6 Mil poly with taped seams
- ♦ Full insulation at all doors, windows and any exterior penetrations

Roofing

- ♦ 30 year architectural shingles
- ♦ 15# building felt
- ♦ Bituthane ice and water shield at eaves, rakes and valleys

- ♦ Continuous ridge vent
- ♦ 8" drip edge

Siding

- ♦ Double 4" horizontal vinyl siding from Builder's Selection
- ♦ 4" outside corners
- ♦ Fascia and rake boards will be aluminum wrapped
- ♦ Perforated vinyl soffits

Door and Windows

Windows / Sliders

- ♦ Double hung, Low-E Thermopain maintenance free, tilt-in, thermopane all vinyl windows with screens and grills
- ♦ Therma Tru panel steel doors with round knobs on exterior, (see plans for size and locations)
- ♦ Garage doors will be steel insulated, raised panel

Electrical

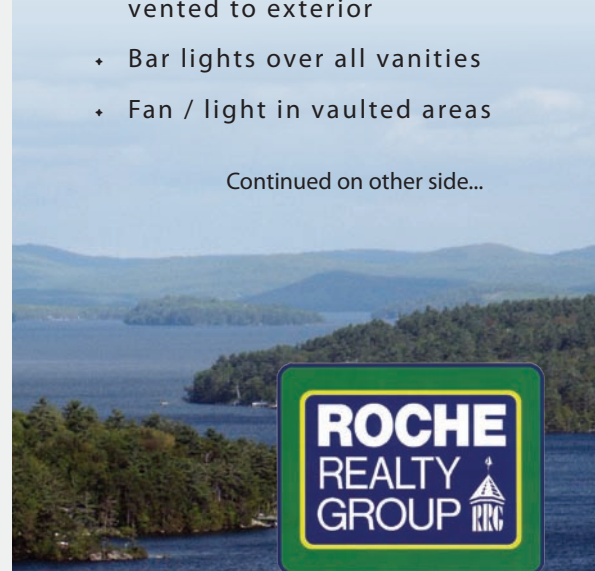
A. Wiring for:

- ♦ Tankless on demand hot water
- ♦ Furnace / boiler
- ♦ Kitchen appliances
- ♦ Washing machine
- ♦ Clothes dryer

B. Supply & Install

- ♦ Fan / light units in bathrooms vented to exterior
- ♦ Bar lights over all vanities
- ♦ Fan / light in vaulted areas

Continued on other side...



- ♦ 4 Recessed cans in Kitchen
- ♦ Ceiling fixtures in all other rooms (*see individual package choices*)
- ♦ Up to 3 telephone jacks
- ♦ Up to 3 CATV jacks
- ♦ Receptacles, switches and smoke detectors per national electric codes
- ♦ 200 amp service
- ♦ Door bell
- ♦ One (1) exterior light fixture at each exterior door
- ♦ Fire alarm: Each home is protected by fire alarm system with heat and smoke detectors, wired into main fire panel at entrance
- ♦ Prewire for security system

Mechanical

A. HVAC

- ♦ Forced hot air by propane gas, 90% efficiency furnace, one zone
- ♦ Central air conditioning available as upgrade

B. Plumbing

- ♦ Double bowl deep stainless steel kitchen sink
- ♦ Delta fixtures (*same as model home*)
- ♦ Dishwasher connection
- ♦ Fiberglass tub / shower unit
- ♦ 1.6 gallon elongated toilets
- ♦ Tankless on demand hot water

- ♦ Two (2) exterior antifreeze sill cocks
- ♦ Plumbing for washer
- ♦ Water for ice maker in refrigerator
- ♦ Venting for dryer
- ♦ All drain lines to be PVC
- ♦ All piping to be pex or equal

Paint and Drywall

A. Paint

- ♦ One (1) coat of primer
- ♦ Two (2) coats of off white flat finish on walls
- ♦ Trim is preprimed and receives two (2) coats of satin finish

B. Sheetrock

- ♦ 1/2" GWB to all exposed wood framed walls and ceilings
- ♦ Garage to receive 5 1/8" Type X GWB on firewalls only
- ♦ Baths to receive 1/2" moisture resistant GWB on walls
- ♦ New drywall to receive three coats ready mixed joint compound, taped and sanded, ready for primer
- ♦ Light textured ceilings

Flooring

A. Carpeting from Builder's Selection

- ♦ Living Room / Great Rooms
- ♦ Bedrooms
- ♦ Stairway / Hallways

B. Vinyl sheet goods from Builder's Selection

- ♦ Kitchen
- ♦ Baths
- ♦ Mudroom
- ♦ Laundry Room

C. Hardwood per individual plan foyer and / or dining room options

Appliances

- ♦ Stove, dishwasher and microwave (\$800 allowance)
- ♦ All appliances available in black or white

Cabinets and Countertops

A. Cabinets

- ♦ Choice of white or oak raised panel kitchen cabinets and vanities
- ♦ Knobs selected from on site selections only
- ♦ Postform laminate tops for kitchen, selected from on site selections only
- ♦ Standard mirrors over vanities to run the length of the countertop
- ♦ One (1) towel bar and tissue paper holder per bath, selected from on site selections only
- ♦ One-piece vanity tops from Builder's Selection

(Builder Reserves the right to change, substitute or modify these specifications without notice.)

Learn more about Governor's Crossing at www.governorscrossingnh.net

