

**Yarmouth**  
**NJC REALTY HOLDINGS LLC**  
**Buildings Specifications for: Pilgrim Circle, Nashua NH**



**Total Living Space 1614 sq. ft.**



**Permits:** Will be obtained by NJC Realty Holdings  
House will comply with local building codes

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**Excavation:** House and driveway excavation as needed  
Water and 500 gallon propane tank buried  
Tank to be leased from Energy North Propane  
Three Bedroom State approved design to be installed  
Dig and backfill for gas line and well line  
Fill footings with crushed stone and install radon piping no fan included.  
Underground electric, telephone and cable to house

**Water:** Community Water System run by homeowners association first year  
After one year to be taken over by Pennichuck Water

**Foundation Concrete:** Walls: 7'10"x8" with 10"x16" footings  
Floor: 4" concrete  
Waterproof foundation sealer on exterior of walls at grade

**Framing Materials:**

Foam sill seal  
2"x6" P.T. Sill  
2"x6" Walls at 16" on center with 7/16" OSB sheathing  
2"x10" Floor joist first floor  
3/4" OSB sub floor glued and nailed  
2"x10" Rafters or trusses as per plan  
2"x6" ceiling joist  
7/16" OSB sheathing for roof.  
Pressure treated deck as per plan on rear of house  
Front deck per plan with composite decking

**Roofing:** 30 Year IKO Cambridge shingles. (Color Weatherwood)  
3' Ice and water shield along eave lines and all valleys  
15 Lb. felt paper and white metal drip edge  
Ridge vent as needed

**Siding:** Vinyl siding on body of house  
Standard colors chosen by buyer  
6" White standard corner boards and 4" on rear of house

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White aluminum clad fascia and rakes  
Vinyl soffits  
Vinyl Shutters on front of house (only) as per plan

**Windows & Doors:**

White vinyl windows low E glass with grills as per plan, with screens  
Steel front door with glass sidelight  
Vinyl slider in family room area with no grills  
All windows and doors as per plans

**Interior Paint:** One coat of flat primer on all walls and trim work

One coat of Sherwin Williams Sand Dollar #6099 on walls  
One coat of semi gloss white on all trim work and doors

**Plumbing:** Per code

1 Lasco 5' white tub and shower unit Model 1603SG  
1 Lasco 5' Shower white 260396  
2 Moen 2570 tub and shower valve with MT2153BN trim  
2 Gerber 1.6 gallon white round bowl toilets 21-402  
2 Church white wooden toilet seats  
2 White cultured vanity tops as per plan  
3 Moen M6610BN lavatory faucets  
1 Dayton 3321 single bowl stainless steel kitchen sink  
1 Moen M6731SL kitchen sink faucet  
1 Rinnai RL75I-L water heater  
All PVC pipe and fittings for drainage system  
All PVC pipe and fittings for Radon line  
All water piping wirsbopex  
2 Outside frost proof sill cocks  
1 Washer machine box  
1 Dishwasher hookup  
Gas piping for furnace, fireplace water heater and cooktop

**Heating & Cooling:** Bryant 92+ efficient, propane fired furnace

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Bryant 3 ton 13 seer, split air conditioning system  
The main trunk lines will be metal ducts insulated with R-8 3 inch FSK wrap. The run outs to the boots will be metal pipe and insulated flex  
All duct connections and boots will be sealed with mastic  
Installation of an air bear hep filter  
Installation of an Aprilaire humidifier  
Honeywell thermostat

**Insulation:** Basement ceiling R30  
First *floor* exterior wood walls,  
R-21 with mil poly vapor barrier  
Second floor flat ceiling R-38

**Interior Trim:** 2½" Colonial casing painted  
5" O.G. base painted  
Bead board Masonite doors painted  
¾" Advantec steps to basement to be carpeted  
All ½ walls capped with sheetrock and painted  
Standard hand rail on basement stairway

**Electrical:** All work shall conform to NEC 2008 rules and regulations.  
200 amp service  
Smoke detectors in all bedrooms  
1 smoke detector and carbon monoxide in basement  
1 smoke detector carbon monoxide on 1<sup>st</sup> floor  
Main breaker panel in basement  
1 Front door chime kit  
4 Overhead recessed lights in kitchen  
1 Overhead light over breakfast area  
1 Overhead light in dining room  
1 Overhead light in foyer  
1 Overhead light in Master bedroom closet  
4 Hallway lights  
2 Strip light in all bath rooms over sink  
2 Exterior flood lights

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1 Exterior front door light  
2 Exterior outlets  
All bedrooms to have switched outlets  
2 wiring for phone  
3 Cable outlets  
1 dedicated line for dishwasher  
1 Dedicated line for refrigerator  
Wiring for propane heating system  
Wiring for hot water heater  
Wiring for one washer machine  
Wiring for dryer

**Sheetrock:** ½ " Sheetrock with smooth finish on walls  
Textured ceiling throughout house  
5/8" Fire code sheetrock on firewalls only

**Fireplace:** 1 MPD3530 propane fireplace with black finish. Slate or granite hearth with sides. Painted mantel

**Garage Doors:** 16' x 7' 9600 colonial Wayne Dalton door with Lift-Master chain drive  
Two remote controls

**Landscaping:** Rake and hydro-seed 30'in front of house, 20' on both sides of house, 30' in the rear of house. Bark mulch bed along front of house, eight shrubs and two trees. Irrigation for complete lot (water and timer controlled by homeowner association).

**Driveway:** 2" Binder course and 1" finish 22' wide by 40' long narrowing to street right away  
3' wide brick pavers' walkway from driveway to front door

**Standard Allowances:**

Wellborn Arlington maple cabinet flat panel cabinets

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Granite counter tops Group A, standard Edge as per plan  
All Bathrooms to have white cultured marble tops

**Cabinets:**

**Patco Cabinets**

Four Standard Cabinet Colors

**Flooring:**

**Ultimate Carpet & Flooring**

**Carpet:**

Shaw E0145 All Star Weekend 3/ color to be determined  
Master Bedroom Guest Bedroom

**Tile areas and Underlayment:**

12"x12" Porcelain builder selection  
3/8" Underlayment for tile  
Bathrooms, Entry, Kitchen, Back Hall, Laundry Room and Master Bath

**Hardwood:**

Bruce Waltham 3 ¼" Natural or choice of stain colors  
Dining Room and Family Room

**White wire closet shelving:**

**Quality Insulation**

All hanging closet have single rack  
Pantry and linen closet four shelves

**Appliances Stainless Steel:**

**P E Fletchers**

Slide in range electric- DGF3042KF  
Dishwasher - FGBD2435NF  
Microwave- FGMV174KF

**Lighting:** Supplied by builder