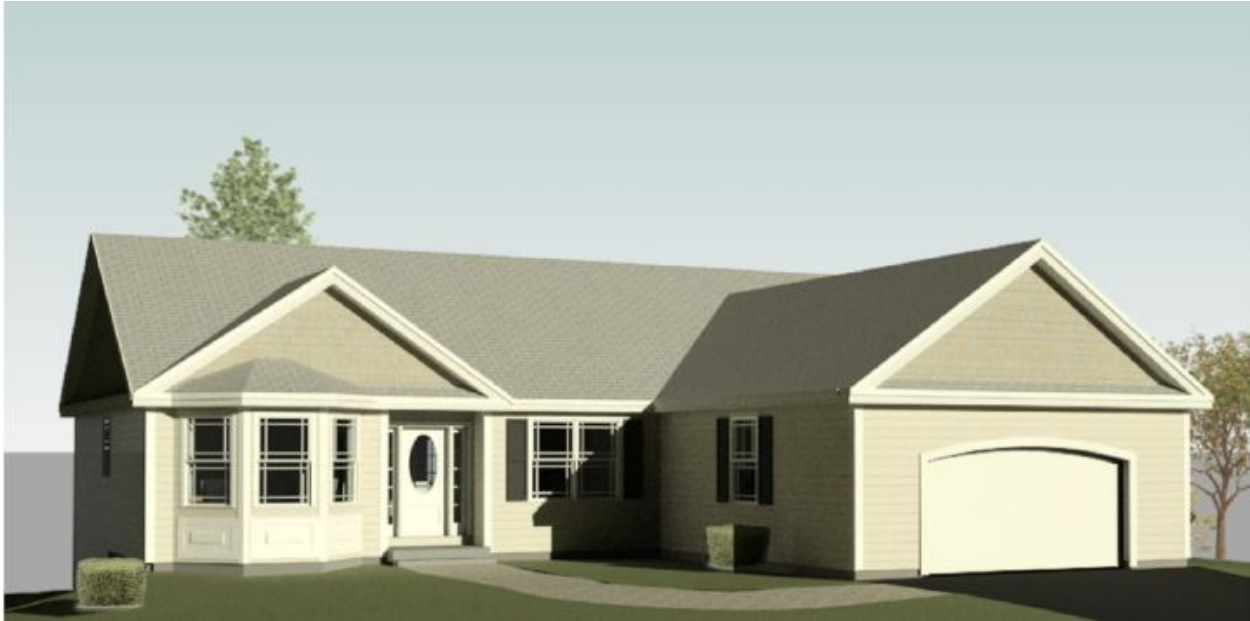


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NJC Realty Holdings LLC
Buildings Specifications for Pilgrim Circle, Nashua NH



Total Living Space 1742 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 Entry 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 on front of house 4" on rear
White aluminum clad fascia and rakes

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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.

Full glass door from family room to rear deck

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 1603 SG

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 M6731SI 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 range

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

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

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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 as per plan

¾" Advantec steps to basement to be carpeted

All ½ walls capped with sheetrock and painted

Standard hand rail on basement stairway

1 5' Fifteen lite glass door to office

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 1st 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

3 Hallway lights

2 Strip light in all bath rooms over sink

2 Exterior flood lights

1 Exterior front door light

2 Exterior outlets

All bedrooms to have switched outlets

2 wiring for phone

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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 and 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
Granite counter tops Group A, standard edge, as per plan
All bathrooms to have cultured marble tops

Cabinets:

Four standard cabinet colors

Patco Cabinets

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Flooring:

Ultimate Carpet & Flooring

Carpet:

E0145 All Star Weekend 3/Color TBD
Master Bedroom, Guest Bedroom and Office

Tiled areas and Underlayment:

12"x12" Porcelain builder's selection
3/8" Underlayment for tile
Kitchen, Hallway, Laundry, Bathroom and Master Bathroom

Hardwood:

Bruce Waltham 3 ¼" natural or choice of stain color
Entry, 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