

Nantucket 2,277 sq.ft.
NJC REALTY HOLDINGS LLC
Buildings Specifications for: Pilgrim Circle, Nashua NH



Total Living Space 2277 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
Covered Pressure treated deck as per plan on rear of house with composite decking
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

Windows & Doors:

White vinyl windows low E glass with grills as per plan, with screens
Steel front door with glass sidelight
3' steel rear door full glass
All windows and doors as per plans

Interior Paint: One coat of flat primer on all walls and trim work
One coat of Sand Dollar Sherwin Williams Color # 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 L2570 tub and shower valve with MT2153 BN Trim
3 Gerber 1.6 gallon white round bowl toilets 21-402
3 Church white wooden toilet seats
3 White cultured vanity tops as per plan
4 Moen M6610BN lavatory faucets Brushed Nickel
1 Dayton 3321 single bowl stainless under mount 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 WIRSBOPLEX
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
Bryant 3 ton 13 seer, split air conditioning system

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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 heap filter
Installation of an Aprilaire humidifier
Honeywell thermostat

Insulation: Basement ceiling R30
First and second 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
Standard hand nail and balusters on stairway to second floor

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
6 Overhead recessed lights in kitchen.
1 Overhead light over breakfast area
1 Overhead light in dining room
1 Overhead light in foyer entry
1 Overhead light in Master bedroom closet

5 Hallway lights
3 Strip light in all bath rooms over sink

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- 2 Exterior flood lights
- 1 Exterior front door light
- 1 Light over covered porch
- 2 Exterior outlets
- 1 laundry light
- 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 standard mantel

Garage Doors: two 9' x 7'9700 Lexington 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 the street right of way
3' wide brick paver's walkway from driveway to front door

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Standard Allowances:

Wellborn Arlington maple cabinet flat panel cabinets,
Granite counter tops Group A, Standard Edge as per plan
All bathrooms to have white cultured marble tops

Cabinets:

Four Standard Cabinet Colors

Patco Cabinets

Flooring:

Carpet:

Shaw E0145 All Star Weekend3/Color TBD

Master Bedroom, Second Bedroom, Third Bedroom, Hallway & Stairs

Ultimate Carpet & Flooring

Tiled areas and Underlayment:

12"x12" Porcelain Builders Selection Tile

3/8" Underlayment for tile

½ Bathroom, Mudroom, Laundry, Second floor Bath and Master Bath

Hardwood:

Bruce Waltham 3 ¼" Natural or Choice of Stain colors

Entry, Great Room, Hallway & Dining Room

White wire closet shelving:

All hanging closet have single rack

Pantry and linen closet four shelves

Quality Insulation

Appliances Stainless Steel:

Slide in range electric- DGF3042KF

Dishwasher - FGBD2435NF

Microwave- FGMV174KF

P E Fletchers

Lighting: Supplied by builder