

THE COTTAGES AT SPRUCE WOOD DURHAM, NH

RESIDENCE FEATURES DUPLEX

INTERIOR TRIM & DOORS

- ❖ Baseboard: 5 ¼" one-piece "speed base".
- ❖ Window and door casings: 3 ½" Stafford.
- ❖ Trim: paint grade.
- ❖ Interior doors: six panel, smooth, hardboard doors.
- ❖ Door hardware: Schlage polished brass, "flare" lever style handle.
- ❖ 2-piece crown molding in living room and dining room.

STAIRS

BASEMENT: plywood tread and risers prepared for carpet, with #75 rail.

INTERIOR FINISH

Walls: (2) coats of Sherwin Williams flat latex paint over (1) coat latex primer.

Interior doors and trim: (2) coats of Sherwin Williams semi-gloss paint over factory prime coat. Up to (2) wall colors and (1) trim color are included.

CABINETRY

\$5,000.00 allowance: per original cabinet plan.

- Kitchen cabinets
- Bathroom cabinets
- Hardware
- Laminate countertops

APPLIANCES

\$1500.00 allowance:

- Electric range
- Refrigerator
- Microwave
- Dishwasher

GAS FIREPLACE

(1) vented gas fireplace insert unit , standard classical painted mantle

FLOOR COVERING

Vinyl: \$24/sq. yd. installed allowance for vinyl in master bath, guest bath, mudroom and kitchen per plan.

Carpeting: \$24/sq. yd. installed allowance for (2) types/colors carpet with pad in bedrooms and bedroom closets.

Hardwood: 2-1/4" Select grade oak, finished with (3) coats satin polyurethane in foyer, living room and dining room.

ELECTRICAL

December 28, 2004

Service: 100-amp with circuit breaker panel and individual meter. Electrical work will be done in accordance with all applicable electrical and building codes.

Fixtures Provided By Seller:

- 6 recessed lights per plan
- Smoke detectors
- Pure white Decora switches
- Standard outlets per code
- (2) Heat lamp/fan fixtures
- (1) standard doorbell with (1) button location
- (1) post lamp

Fixture allowance for other fixtures: \$1,200.00.

- Recessed lights: Standard recessed cans with white or black baffle, provided and installed by CBI for the following prices: 6"= \$85 each; 5"= \$90 each; 3"=\$120 each

Labor included: installation of (18) pre-assembled standard light fixtures, (3) 3-way switches.

Security system: see "Fire and Safety".

Wiring: to support phone, broadband/DSL data and cable TV; (4) jack locations.

Closet lighting: walk-in closets have ceiling light wiring.

PLUMBING

Guideline allowance per fixture, refer to floor plans for fixture quantities:

- Kitchen sink: \$150.00
- Kitchen faucet: \$120.00
- Lavatory sink, drop-in: \$ 70.00
- Lavatory faucets: \$ 85.00
- Shower valve trim: \$ 90.00
- 2-pc. Toilet and seat: \$155.00
- ❖ **Tub/Shower:** (1) 5' Lasco #2603 SG one-piece fiberglass tub/shower unit, white, with (1) Kohler tub/shower valve K304-K-NA (finish trim to be selected by owner from allowance).
- ❖ **Shower:** (1) 4' Lasco one-piece fiberglass #L1483 SG shower unit, white, with (1) Kohler shower valve K304-K-NA (finish trim to be selected by owner from allowance).
- ❖ Standard shower door for 4' shower, chrome frame, obscure glass
- ❖ Bath accessories (towel bars, tp holders, robe hooks, shower rods): Buyer- provided, installed by Seller.
- ❖ Hot Water: one (60) gallon propane fired tank.
- ❖ Washer/dryer hookups will include standard connections for water and electric, 110 volt washing machine outlet, 220 volt dryer outlet, and exterior dryer vent. (See floor plan for location.) Washer and dryer provided by Buyer.

HEATING, VENTILATION & AIR CONDITIONING

- ❖ Forced hot air with air conditioning, propane fired high efficiency furnace. Air handler located per HVAC contractor.
- ❖ Thermostat: (1), located per the installer.
- ❖ Supply duct work: rigid galvanized steel with insulation (some flex duct work approx. 5' from supply registers or around beams) with wall and floor registers as required.
- ❖ Drywall soffits as minimally required to conceal ducts.

MIRRORS

\$200.00 installed allowance for two (2) bathrooms (guest bath and master bath).

CLOSET SHELVING

\$200.00 installed allowance for (1) white coated wire shelf/rod per bedroom and coat closets.

FIRE AND SAFETY

- ❖ Wet sprinkler system pursuant to NFPA standards.

- ❖ Ceiling mounted hard wired smoke detectors with battery back-up located throughout the residence per local code.
- ❖ Security system: Roughed in. Upgrade packages available from the Seller.

ROOF

- ❖ Architectural shingles –IKO “Cambridge” or equivalent 50 year U/L class “A” rated.

EXTERIOR WALLS & FINISH

Certaineed monogram vinyl siding per plan.

EXTERIOR WINDOWS

Paradigm or equivalent white all vinyl windows with insulated glass, screens, and white contour grills between panes, per plan

EXTERIOR DOORS

Front Entry: 2 panel Fiberglass, with Schlage brass lever lockset and deadbolt.

Deck: Paradigm gliding patio door with insulated glass, screen, white hardware, per plan.

GARAGE DOOR

9’x7’ raised panel steel insulated garage door per plan, with electric opener.

WALKWAY

Concrete “brick” pavers per plan.

PORTICO

Timbertech maintenance free decking, beadboard ceiling, columns, per plan.

DECK

Construction: 5/4x6 Timbertech maintenance free decking applied to pressure treated frame per plan.

INSULATION

R-11 insulation in basement ceiling

R-19 insulation in all exterior walls

R-38 insulation in ceilings.

BUILDING STRUCTURE, SITEWORK, HARDSCAPE, LANDSCAPE

Per building plans and sitework plans.