



# The Villas

## AT NORTH TUSCAN VILLAGE

### PLUMBING

- Master Bathroom: tiled shower pan and walls, 2 corner shelves in shower, double vanity with 2 oval china sinks, 2 single lever chrome faucets
- Second Floor Full Bathroom: 5-foot fiberglass tub/shower, 1 oval china sink, 1 single lever chrome faucet
- Half Bathroom: 1 oval china sink, 1 single lever chrome faucet
- Standard height, white, toilet in half bathroom, master bathroom, second floor guest bathroom
- Kitchen: stainless steel single bowl sink, chrome single lever faucet with sprayer
- All fixtures to be white
- Washing machine hookup provided in laundry area
- Exterior spigots per NH Building Code
- Natural Gas Fired Energy Efficient Hot Water Heater

### ELECTRICAL

- 200 amp underground service
- 2 exterior electrical plugs
- 1 telephone jack and 3 cable jacks
- Electric dryer outlet in laundry area
- Exhaust fans in all full bathrooms
- Wiring for electric range, microwave, refrigerator and dishwasher
- Electrical outlets per NH Building Code
- Piping for CATV to street
- Six (6) recessed lights

### FOUNDATION

- 10" poured concrete wall with footing
- Foundation to be damp-proofed per NH Building Code

### UTILITIES/DRAINAGE

- Installed, per builder; perimeter drains installed around foundation
- Electrical, telephone/cable, installed
- Public Water/Public Sewer

### CONCRETE FLOORS

- 4" poured slab over compacted base with expansion joints where necessary

### FRAME OF HOUSE

- Constructed per plan with 2x6 exterior walls at 16" on center
- Interior walls 2x4 or 2x6 walls at 16" on center
- ¾" tongue and groove sub floor glued and ring-nailed
- ½" zip sheathing and tape exterior wall, ½" zip roof sheathing and tape

### INSULATION

- Per NH Building Code: R20 Walls, R30 Basement, R38 Attic

### EXTERIOR

- Vinyl siding or equivalent with soffits, trim
- Vinyl trim around front door and garage door
- Vinyl exterior trim and corner boards
- Cultured Stone Detail around front door
- Vinyl Shakes on Gable Ends
- Vinyl Shutters per plan

### WINDOWS

- United Brand or equivalent white, all vinyl, tilt-in windows with Low-E argon glass
- 6x6 in-glass grid pattern on upper sash of window with full window screens

### WALLS

- Blue-board with skim coat plaster, smooth finish

# FEATURES & SPECIFICATIONS Phase II

Floorplans, square footage, dimensions, interior and exterior renderings, specifications, materials, landscaping, etc. are conceptual estimates only; actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements, etc.; and do not take into account finishes and options selected. Floorplans, square footage, dimensions, specifications, materials, options, pricing and availability of homes are subject to change at any time without further notice or obligation. Builder reserves the right to alter plans during construction. Builder reserves the right to change any of the specifications described above provided that the replacement item is of approximately the same value as the item being replaced. Builder reserves the right to make appropriate selections whenever Buyer's selections have not been provided in time for installation. Seller reserves the right to make changes in the vendors, suppliers, and materials. 🏠

## CEILING AND CLOSETS

- 9' ceilings on first floor, 8' ceilings on second floor
- All ceilings to have skim coat plaster with textured finish
- All closets to have textured walls and ceilings
- All ceilings and closets to be painted white
- Stairway to basement will be skim coat plaster, textured finish, unpainted
- Laundry walls and ceiling to be textured plaster, painted white

## GARAGE

- Steel raised panel garage door, non-insulated
- Operators with openers included on garage doors
- Garage walls and ceiling to be skim coat plaster, textured finish, unpainted
- Garage is insulated where required by NH Building Code

## INTERIOR DOORS

- Two-panel hollow core square panel Masonite® with smooth finish

## MOLDING

- 5 1/4" colonial baseboard throughout
- 3 1/2" window and door casing throughout
- 2 piece crown molding in the Kitchen and Living Room
- Chair rail and wainscoting panels in Living Room

## HARDWARE

- Brushed nickel knobs and hinges
- Privacy sets to be installed on all bathrooms

## CABINETS AND COUNTERS

- Merillat cabinets from builder's standard selection in kitchen and bathrooms
- Brushed nickel knobs included for all doors/drawers
- 36" height upper cabinets
- Granite countertops in kitchen and all bathrooms

## MAIN STAIRCASE

- Post-to-post with 3/4" oak treads and handrail

- Painted balusters and risers
- Two coats of clear polyurethane for treads and handrail
- Additional fee applies for staining of stairs

## ATTIC

- Scuttle access

## PAINTING

- Walls: one coat primer, two coat finish, flat finish
- Trim: one coat primer, two coat finish, white, semi-gloss finish
- Two Benjamin Moore wall colors included (darker colors may result in additional fees)

## FLOORING

- Pre-finished 2 1/4" red oak flooring in family room, foyer, kitchen, dinette, and second floor hallway
- 12" ceramic tile from Builder's selection in laundry and all bathrooms
- Ceramic tile in shower to be installed horizontally as standard
- Carpeting in all bedrooms, closets, second floor office/den, loft

## LIGHTING

- Kitchen: two (2) island pendant lights
- Dining: one (1) hanging light centered over table
- Office/Loft: one (1) flush mount center light
- Bedrooms/Walk in Closets: one (1) flush mount center light
- Half and Guest Bathrooms: one (1) vanity light centered over cabinet
- Master Bathroom: two (2) vanity lights centered over each sink
- Family Room: one (1) flush mount center light
- Laundry: one (1) flush mount center light
- Attic: Keyless lights installed with pull chain
- Basement/Garage: keyless lights installed with wall switch
- Six (6) recessed lights are included
- Builder's standard selection lighting package in brushed nickel finish.
- Exterior light fixtures provided and installed to code.

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## APPLIANCES

- Stainless Steel GE® brand from builder's selection
- Refrigerator, Stove/Oven, Dishwasher, Microwave included
- Additional charge for venting to the exterior

## HEATING AND COOLING

- 2-zone heating/cooling warm air furnace by natural gas
- Programmable thermostat for each zone

## FRONT DOOR

- Fiberglass, insulated door
- Schlage® or equivalent lockset

## ROOF

- 30-year black architectural shingles with felt underlayment, ice barrier per NH Building Code

## FRONT PORCH

- Paver landing

## GUTTERS

- Aluminum - white, main roof of house and garage in locations indicated on plan

## LANDSCAPING

- Loam and seed disturbed areas (by builder)
- Mulched beds around front walkway and facing the road
- Shrubs per builders plan
- Irrigation of lawn only, included, well water

## WALKWAY

- Patio pavers

## BASEMENT

- Bulkhead
- Unfinished

## DRIVEWAY

- Gravel base with asphalt driveway

## SHELVING

- White vinyl-coated metal shelving in all closets
- One (1) row of shelving installed in all bedroom closets, coat closets, and above washer/dryer
- Four (4) rows of shelving installed in all linen and pantry closets

## SHOWER DOOR

- Clear glass, semi-frameless door, with brushed nickel hardware on master bathroom shower

## PATIO

- 10x12 patio pavers for lots on grade

Disclaimer: Seller reserves the right to substitute like kind without notice to the buyer based on availability. Specifications are subject to change without notice. All allowances include installation, delivery, taxes and fees. All materials and labor will be supplied by the Builder and Builder's vendors.

**BUYER's making any upgrades and/or allowance over-rides must sign an "Additional Work Authorization" accompanied by a 100% non-refundable deposit prior to the commencement of any additional work being performed by the SELLER.**

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