



Conor Beote

134 Turkey Hill Rd

Merrimack, NH 03054

### Doucet Landing

General

**Showing by appointment only. No drop ins.**

Proposed price is subject to change based on changes or modifications to the plans of specifications.

Style \_\_\_\_\_

Square footage \_\_\_\_\_

All construction materials and methods shall meet or exceed City of Nashua building and energy codes.

Structural requirements:

- Ground snow load: 60LB/FT
- Wind load: 100MPH

Site

- Well for all Irrigation On site and controlled by the Home owner's Association
- Cutting and removal of all trees for home site and driveway access.
- Excavation of stumps.
- Stripping and screening of topsoil to be used for lawn areas.
- Excavation for foundation including fill and/or backfill
- All Utility trenching
- Removal of excess material
- Grade the site as needed for driveway and level lawn areas.
- Spread a minimum of 4" screen loam in lawn areas.
- Driveway per site plan with asphalt paved driveways over gravel.
- Grass for lawn areas to be hydro-seeded.
- Mailbox located at intersection of Doucet Avenue and Wilderness Drive

Utilities

- Installation of underground electric in accordance with local power company requirements
- Public water
  - Does not include any filtration.
- Public Sewer
- Public Natural Gas from Liberty Utilities
- Installation of two separate empty telephone and cable conduits from the street to the house. Homeowner is responsible to work with the suppliers for installation of these services.



## Building Envelope

- Foundation: Poured in place 3000 psi concrete. Minimum 48" depth for all foundation and pier footings.
- Concrete floors: Basement and garage will be poured in place 3000psi concrete, minimum 4" thickness over poly vapor barrier. Saw cut as needed.
- Rough in radon system under slab and connect passive pipe up through the roof.
- Frame: Pressure treated perimeter plate secured to concrete with bolts. Exterior walls to be 2x6 wood construction with ZIP sheathing and tape. Interior walls to be 2x4 construction.  $\frac{3}{4}$ " Advantech flooring in all living areas.
- Aluminum brake metal on rake and eave trim.
- Siding: Clapboard style vinyl siding .042" thickness. Architectural shakes or Board and Batten (where shown) 0.50" Thickness.

## Roofing

- Limited lifetime architectural shingles.
- Ice and water shield at roof edge and valleys.
- 15# underlayment everywhere else
- Aluminum drip edge
- Ridge vent and cap

## Porches

- Frame material to be pressure treated lumber. Built and anchored per building code.
- Decking surface to be Composite.
- Porch columns to be structural white no maintenance surface.
- Railing where needed for code to be PVC

## Thermal

- Perimeter plate to be foam sealed.
- R-21 fiberglass insulation in all exterior walls.
- Anti-air infiltration system available to seal all exterior plates, corners, window jacks and headers.
- R-49 blown in attic space
- R-30 in garage ceiling.



### Exterior Windows and Doors

- Low E argon, double hung vinyl windows with tilt in sashes. Grids are between panes. Full screens. Energy Star compliant
- Insulated Entry Doors. If they include glass it will be Low E argon. Energy Star compliant
- Door from garage into house will be fire rated.
- Includes Schlage Georgian exterior door hardware and locksets, keyed alike.

### Garage

- All walls will be dry-walled and brought to prime painted coat.
- Garage doors will be insulated metal construction.
- ½ hp power overhead opener with keypad

### Cabinetry/Countertops

- All kitchen and bathroom cabinets will be plywood construction with solid wood face frames and soft close doors and drawers.
- Solid surface countertops.

### Bathroom Finishes

- All Bathroom floors will be tile
- Primary bath to have 5' fiberglass shower
- Common Bath to have 5' Tub/Shower
- Bath hardware will be Moen (Chrome Finish is standard)

### Trim and Millwork

- All trim and millwork to be pre-primed finger-jointed materials
- Doors: All doors to be 1 3/8" solid-core recessed panel paint grade doors. Schlage Georgian sets included.
- Baseboards to be 1x5 speed base or equivalent
- Casings and windows 1x4 square edge or equivalent
- Closets shelving to be wire frame

### Interior walls and ceiling

- ½' gypsum board on all walls, 5/8" fire code gypsum between garage and living areas
- All walls to have smooth finish
- Ceiling to be random rolled texture and painted white

### Painting

- All walls to have a minimum of two coats over primer
- All interior drywall paint to be flat finish
- All millwork and trim materials to get primer coat and two coats of semi-gloss latex enamel
- All paint materials to be Sherwin-Williams products or comparable
- Customer choice of two wall colors throughout the home



## Flooring

- Includes hardwood throughout first floor living areas including foyer, kitchen, dining room and living room.
- Tile in upstairs bath and laundry.
- Carpet in all bedrooms and bedroom closets.

## Mechanical

- Heating: Forced air system with 96% efficient condensing natural gas furnace.
- Cooling: Single 2 ton, 15 SEER condensing unit
- Single Floor homes have one zone and Two story homes have two zones with programmable thermostat, R-6 insulated ductwork. Design and layout to be determined by HVAC contractor. 10 year warranty on compressor, five year manufacturer's warranty on parts and one year on labor.
- Single ceiling fan/light in each bathroom.
- Ducting for dryer vent
- All equipment shall be energy star compliant

## Electrical

- 200 amp electrical service with 200 amp 30 position breaker panel
- All copper Romex wiring throughout sized per National Electric Code
- All light switches to be white
- Outlets located in each room per code
- All lighting fixtures to be installed per customer's choice from preselected options
- Includes 13 flush mount LED ceiling fixtures
- Includes light in each bedroom.
- All GFI and AFI plugs included per code requirements

## Wiring Specialties

- Prewire three (3) locations throughout the home with RG6 wiring for TV and or internet services
- It is the responsibility of the homeowner to contract with cable/internet/phone services.



## Plumbing

- Bathroom faucets fixtures to be Moen (Chrome is standard finish)
- Kitchen Faucet to be Moen (Chrome is standard finish)
- Shower/bathtub fixtures to be Moen
- Single on-demand Rinnai natural gas water heater mounted on exterior wall of basement.
- All house water supply lines to be PEX brand pipes with copper and brass fittings as required to interface into plumbing fixtures.
- Natural gas lines run to Range, furnace, water heater and fireplace
- All waste and vent lines to be PVC pipe. All vent locations to be located on back side of roof where feasible.
- Stainless Steel under mount sink in Kitchen
- Bathroom sinks to be rectangle white under mount.

## Appliances

- Stainless Steel Appliance package including:
  - Refrigerator/Freezer
  - Gas Range
  - Above range microwave
  - Dishwasher
  - Garbage Disposal

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## **Allowances**

Appliances: \$5000