



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.

Model: _____ 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.



- 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. ¾" 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 remote per door.

Cabinetry/Countertops

- All kitchen and bathroom cabinets will be plywood construction with solid wood face frames and soft close doors and drawers. Hardware provided and installed.
- 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 or Brushed Nickle 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. Hinges to match door hardware brushed nickel is standard.
- Baseboards to be 1x7 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. Accent walls are an upgrade.



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 a generous amount of flush mount LED ceiling fixtures throughout. Varies by plan
- 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.



- Bathroom faucets fixtures to be Moen (Chrome or Brushed Nickel is standard finish)
- Kitchen Faucet to be Moen (Chrome or Stainless Steel 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