

# Hutchinson Point Condominium

## Milford, New Hampshire

### **BUILDING SPECIFICATION**

#### **Clearing & Grading**

Clear land for walks and driveway, construction and adjacent areas indicated or required to be graded. Restrict clearing and grading as per the approved site plan.

Builder reserves the right to determine the proper placement of house, to alter existing topography, to establish final grades.

#### **Foundation** (Poured concrete 3000 P.S.I.)

House

Walls 8" x 7' -10"

Garage

Walls 8" x 4' -0" minimum

Footings

House and garage 2' x 10"

#### **Concrete Floors** (Poured concrete 3000 P.S.I.)

House and garage 4" thick

#### **Exterior Waterproofing Foundation**

Fill all form ties below grade with roofing cement and walls below grade to be coated with foundation sealer.

### **CARPENTRY**

#### **Rough Framing**

Lumber as per plan

#### **Roof Shingles**

IKO 35 year Architectural Shingles.

Color Weathered Wood

#### **Exterior Siding**

Certainteed Mainstreet Vinyl siding or comparable

Accents on Gable End with Certainteed Cedar Impressions or comparable

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### **Windows**

Paradigm Brand or comparable  
Thermal pane glass vinyl clad windows as per plan.

### **Garage Doors**

Flat panel door 7'x 9' with garage door opener.

### **Insulation**

All fiberglass insulation and vapor barrier to include proper vents where necessary.

Basement ceiling 3 1/2" R-30

All exterior walls 5 1/2" R-19

Attic 9" R-49 Blown in

### **Sheetrock**

House - all walls and ceilings to be drywall.  
Ceilings will be a textured finish or sand finish swirl.  
Closets will receive a swirled or textured finish.  
**Garage will be sheet rocked.**

### **Interior Doors**

Interior doors to be six panel molded doors.

### **Interior Trim**

All casings to be 2 1/2" colonial casing.

Baseboard (1 piece 5 1/4" speed base)

FIREPLACE: **(OPTIONAL)** - Custom propane fireplace with wood mantel and black granite surround.

### **Painting**

Interior, Walls 1 coat primer, 2 coat finish flat latex paint  
(Sherwin-Williams Single Color thru-out)

Interior, Trim 1 coat primer, 2 coats finish semi-gloss  
(Sherwin-Williams)

### **Cabinets and Vanities/Countertops**

Builder will provide (4) kitchen cabinet door styles with maple, oak, and white foiled finish. Bathrooms will be white foiled cabinets. All countertops will be GRANITE. Select from colors provided by Builder.

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### **Closets**

All closet shelving will be closet maid shelving or equal

### **Finish Floors**

All Baths: 12" x 12" ceramic tile from Builder Selections.

Detached Cottages and Duplex Cottages:  
Kitchen, Dining Area and Living Room shall be 3/4" Red Oak Hardwood

Garden Cottages:  
Kitchen, Dining Area and Living Room shall be high quality simulated  
hardwood vinyl from Builders Selections

All other areas will receive carpet.  
(\$18.00/sq. yrd. allowance)

Stairway from 1<sup>st</sup> floor to the basement will be plywood treads  
and risers.

### **Deck / Patio (OPTIONAL)**

Pricing determined by selection, size and design.

## **PLUMBING 1 3/4 BATHS**

### **Municipal Sewer**

**Town of Milford Water and Sewer Department**

### **Water**

**Town of Milford Water and Sewer Department**

### **Hot water heater**

Garden Cottages:  
40 gallon Electric

Detached Cottages and Duplex Cottages:  
On-Demand Natural Gas Hot Water Heater

### **Silcocks**

(1) Frost free at front of house.

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### **Plumbing fixtures** (All fixtures to be white)

Water closets:	White Elongated 1.5 gal toilet or equivalent.
Sinks:	White China oval (drop in)
Tubs and showers:	White one piece fiberglass units or equivalent.
Faucets:	Chrome Moen or equivalent.
Shower door:	<b>(OPTIONAL)</b> - See Below

### **APPLIANCES**

Whirlpool dishwasher, microwave, range.

### **ELECTRICAL**

Electrical outlets per New Hampshire state code.

Lighting – Builder’s package including (4) recessed cans.

All bathrooms will receive exhaust fans.

Smoke detectors will be hard wired and placed in all bedrooms and one on each floor.

Cable TV / Telephone in Kitchen, living room, and both bedrooms.

Switches and outlets to be (white)

### **HVAC**

The house will receive one zone of forced hot air heat by propane gas with air conditioning. Sizing for HVAC equipment will be determined by HVAC Contractor based on “Manual-J” Standards

**Seller shall retain the right to substitute equivalent or better products, materials, and different manufacturers or supplies from those indicated above.**