

GENERAL SPECIFICATIONS



FEATURES INCLUDED IN A NEW HOME

- 9'(+/-) Ceilings on the First Floor (plan applicable)
- 2 1/2 Baths
- LP Heat and Hot Water
- Tankless Rinnai Hot Water Heater
- 95% Efficiency 2 -Zone FHA Furnace
- Central Air Conditioning
- Upgraded Insulation Package
- Double Low-E Windows
- Standard Hardwood Flooring in Select Areas
- Access to community amenities (Gazebo, Garden and Nature Trail)
- Whirlpool Range, Dishwasher and Over the Range Microwave
- LED Recessed Lights
- 8 Phone/Cable Locations (total combined)
- Ice Maker Line
- Shaker Maple Cabinets throughout
- Walk-In Closets
- 125 Amps Electrical Service
- Public Water
- Community Septic
- 1 & 2 Car Garage Plans
- 10 x 10 Pressure Treated Deck
 - Some units may require patio in lieu of deck
- Landscape Package

NOTE: These specifications may vary slightly from community to community. Our specifications and floor plans are designed to maximize living space and add features that are generally offered only by Custom Home Builders.

Builder reserves the right to make minor changes to the plans or specifications for the betterment or completion of the final structure.

Prices and specifications can, at the discretion of the builder, change without notice prior to a signed contract.

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Note: optional upgrades for various items are offered through LaMontagne Builders Design Center

FRAMING

- All exterior walls will be 2' x 6" construction with 7/16" OSB
- ¾" Tongue-and-groove Advantech subfloor glued and nailed throughout. Additional underlayment will be installed under tile and vinyl flooring.
- Foam Insulation header over windows/door openings as well as 1st & 2nd floor rim box

SIDING

- Vinyl siding will be installed with wide, fluted corners to enhance the homes appearance
- House wrap will be installed to conditioned areas (heated living areas) only with seams taped. Brand of house wrap will be determined by the builder.

FOUNDATIONS

- 8" thick concrete foundation walls
- Rebar reinforcements in footings and walls
- Water proofing installed prior to back fill
- Exterior perimeter drains

ROOFING

- 40 Year architectural shingles will be installed as standard
- A three foot (3') course of ICE shield will be installed at eaves and valleys
- Continuous venting will be installed at ridge and eaves
- 5/8" OSB sheathing on roof with 15# felt paper

SITWORK

- A landscape package including shrubs and bark mulch will be installed in front of foundation, Tree(s) in front yard (species and location determined by builder, number may vary), and lawn to be hydroseeded.
- Community Mailboxes
- Poured concrete front stairs

DRIVEWAY

- Driveway will have a gravel base with base coat and finish coat asphalt

PASSIVE RADON PIPE

- Location will be field determined by the builder

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DECK

- One (1) 10' x 10' pressure treated deck (location per plan). Painting, staining, or sealing to be done by buyer after closing in accordance with HOA
- Some units may require patio in lieu of deck
- Stairs to grade (location will be field determined)

WINDOWS

- Insulated, Double Low E
- Tilt-out, double hung, vinyl windows with a 12 over 12 sculptured grill pattern
- Grills are between the glass
- Full screens are provided for all operable windows

INSULATION

- Fiberglass 6" insulation in walls (R-21) & R-38 in living area ceilings
- R-30 in basement ceiling depending on house plan
- All insulation packages meet New Hampshire Energy Code
- Windows are sealed with spray in foam
- 1" foam headers and rim box

INTERIOR DOORS AND TRIM

- Six (6) panel wood grain, hollow core doors
- Nickel lever handles
- 5 1/2" Speedbase Baseboard
- 3 1/2" Casing on Windows and Doors
- Oak Newel Post & Rail with white balusters

EXTERIOR DOORS

- All exterior doors will be insulated metal, front door is Fiberglass
- Dead bolt lock will be provided on the front door only
- Bulkhead Door in Basement (factory primed finish)
- Exterior Bulkhead (factory primed finish)

FLOORING

- 3/4" Red Oak Hardwood Flooring in select areas with two (2) Coats of Polyurethane (plan applicable)
- Shaw® wall to wall carpet and Tarkett® vinyl floors are professionally installed throughout the balance of the home

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INTERIOR WALLS AND CEILINGS

- Sheetrock walls and ceilings with tape and three (3) coats of Joint Compound (Only as needed per code, basement stairs and garages will have tape and one (1) coat of Joint Compound)
- Ceilings to have textured finish, Random Roll is standard
- 1st floor ceilings are 9' (+/-) and 2nd floor ceilings are 8' (+/-)

PAINTING

- Interior walls: Sherwin Williams Pro Mar 200 Latex Dover White, flat finish
- Interior Trim: Sherwin Williams Cashmere Med Lustre
- Exterior doors: Front Door will be painted in accordance with the neighborhood design. Garage doors will be factory finish Terra Bronze, all other doors will be white

APPLIANCES

- All appliances are Whirlpool. Builder supplies: electric range, dishwasher (Energy Star) and over the range microwave.

PLUMBING

- Municipal Water
- Community Septic
- All fixtures by Kohler/Sterling and washer less, low-flow faucets by Moen. PEX used for all pressure lines. PVC will be used for all drain lines.
 - Fixtures:
 - Laundry:
 - Washer and electric dryer hook-up
 - Kitchen:
 - Stainless steel double bowl sink with faucet
 - Ice maker line to refrigerator
 - Baths:
 - 16" oval china, self-rimming, sink
 - 5' fiberglass showers in master bath (plan applicable)
 - 5' Fiberglass tub/shower combinations in main bath
 - Outside:
 - One frost free faucet in front and one in rear of home

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LIGHTING FIXTURES

- Recessed lights will be installed on 1st & 2nd floor (count varies per plan)
- Hanging Light Fixture in Foyer & Dining Area (Plan Applicable)
- One (1) exterior recessed light is included over garage door (1 per bay)

HEATING AND HOT WATER

- 2 - Zone Forced hot air heating system
- 95% Efficiency Trane Furnace
- Central Air Conditioning
- Rinnai Tankless water heater
- LP – Propane Gas

CABINETS

- Kitchen and bathrooms: Shaker Maple doors
- A 30" upper cabinet height is standard
- Laminate counter tops in a wide range of colors

ELECTRICAL

- A standard 125 AMP service with circuit breakers
- Additional blank spaces will be available in order to allow buyer expansion for basement or garage
- All interior and exterior electrical per building code
- Mechanical vent (fan) in all baths
- Electric Energy Star rated Bathroom fan in Master Bath
- Two (2) exterior GFCI receptacles - one in front of home and one in the rear of home, installed per code (locations are per code)
- Pre-wire for 8 (total) CAT 5 telephone jacks or cable locations
- Carbon monoxide detectors one per floor and as per code (hardwired with battery backup)
- Smoke Detectors in each bedroom and as per code (hardwired with battery backup)

GARAGE DOORS

- Insulated
- Raised panel design
- Opener with remote