## 360.124.v6 GL Alexis Classic

## Artform Home Plans

### **Front Elevation**



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## 360.124.v6 GL Alexis Classic

## Artform Home Plans

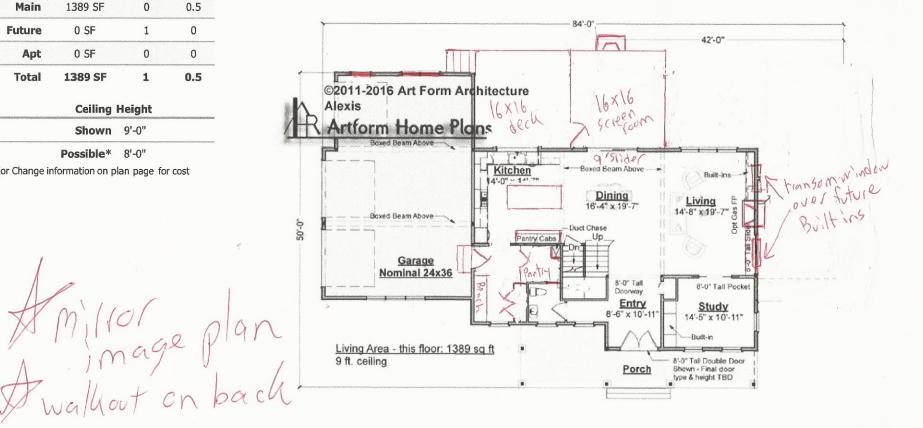
### **First Floor**

MARKA MARKA CANADA CANA		Area	Beds	Baths
	Main	1389 SF	0	0.5
	Future	0 SF	1	0
Production of the State of the	Apt	0 SF	0	0
	Total	1389 SF	1	0.5

**Ceiling Height** Shown 9'-0"

Possible\* 8'-0"

<sup>\*</sup> See Major Change information on plan page for cost



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## 360.124.v14 GL Alexis Classic

# Artform Home Plans

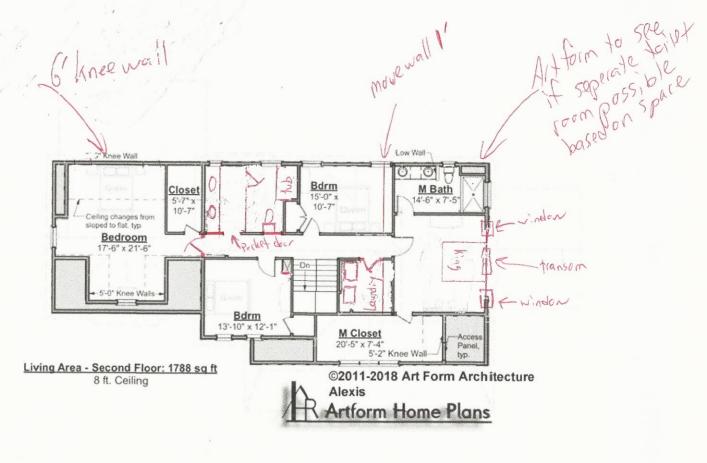
### **Second Floor**

BIESANNERSKI V JOHAN		Area	Beds	Baths
	Main	1788 SF	3	3
	Future	0 SF	0	0
	Apt	0 SF	0	0
	Total	1788 SF	3	3

**Ceiling Height** Shown 8'-0"

\* See Major Change information on plan page for cost

Possible\* 8'-0"



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## New Home Specifications - Treat Farm Stratham

Lot 18 Plan Alexis 3167 sqft Copley Properties, LLC V. 5-28-20

#### Foundation

Foundation: 3000 PSI poured concrete, waterproof coating applied below grade

Drains: Foundation drains installed around perimeter

Basement and Garage Floors: Approximately 4" 3000 PSI poured concrete over compacted gravel

Bulkhead: None, walkout. 6' white vinyl slider.

Windows: Three foundation windows location to be determined by builder

Wall Height: 9' interior basement walls.

<u>Utilities:</u> Furnace, tankless propane water heater, electric panel, HVAC duct work, AC unit, gas piping, exterior vents, propane tank and domestic & sanitary piping locations determined by builder.

Location: House location, grading, elevation and tree clearing at builder's discretion

#### Frame

Sills:  $2 \times 6 - 1 \text{ PT} - 1 \text{ KD}$ 

Exterior Walls: 2x6 construction 16" on center Interior Walls: 2x4 construction 16" on center

Garage Exterior Walls: 2x6 construction 16" on center

<u>Floor Joists:</u> 2 x 10 or per code Ceiling Joists: 2 x 8 or per code

Sub Floor: 3/4" Advantek tongue and groove. Glued and nailed

Exterior Sheathing: 1/2" Zip Wall sheathing

#### Roof

Roof Sheathing: 1/2" CDX sheathing

Shingles: CertainTeed Landmark Life Time Warranty architectural shingles, Ice and 2 courses of ice & water

barrier at all eaves and 1 course at all valleys <u>Venting:</u> Ridge ventilation & soffit ventilation

#### **Exterior Finishes**

Siding: Azek corner boards. Upgraded to James Hardie cement boarding siding, choice of color.

Fascia & Rakes: Maintenance free white aluminum trim and vinyl soffits

Front Stairs: Main entrance to have a granite step

<u>Front & Rear Deck:</u> Rear deck: 16' x 16' PVC maintenance free decking with pressure treated frame and white vinyl railing system. Stairs located by builder. Front deck: Per plan, PVC maintenance free decking with pressure treated frame, granite steps, straight square 6"x6" columns & no railing system.

Screen Porch: 16' x 16' PVC maintenance free decking with pressure treated frame. Lower 1/3 fixed glass, top 2/3's interchangeable screens & glass. No stairs to ground, door to deck. Fireplace included.

#### **Windows and Doors**

<u>Windows:</u> Paradigm 8300 energy efficient vinyl windows with tilt-in wash, Low E with argon gas. Grills between panels, full screens and all front facing windows to have wide molding with sills. Located per plan. Upgrade to Pella Lifestyle Series aluminum clad wood windows available for additional fee.

Slider: 9' vinyl with Low E glass & screen to screen room

Front Door: Insulated fiberglass per plan, choice of paint color for door only. (\$1,750 allowance)

Garage Doors: Carriage style panel steel doors w/ increased R-value, ½ hp belt drive door openers. One wireless outdoor keypad located per builder.

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#### **Insulation**

Attic Floor: R-49 blown insulation with proper vents at eaves

Exterior Walls (Living Spaces): R-21 fiberglass batts

Basement Ceilings: R-30 fiberglass batts

#### **Interior Finishes**

Ceiling Height: 1st floor 9' and 2nd floor 8'

Drywall: 1/2" drywall 1 coat primer & 2 coats flat paint. 5/8" drywall in garage where required per code

Paint Colors: One wall color included. \$200 for each additional color selection

Ceilings: Smooth ceiling finish painted flat white

Corners: Metal drywall corner bead

<u>Interior Trim:</u> Doors to have 3.5" wood Stafford casing. 1st floor windows to have 3.5" stafford casing with larger headers and 2nd floor windows to be picture framed with 3.5" stafford casing on all four sides. Window sills & large headers on 2<sup>nd</sup> floor available for upgrade. Trim painted two coats white semi-gloss finish.

Baseboard: 5 1/4" solid PFJ wood speed baseboard

Stairways: Hardwood treads & handrail (6010) stained matched with choice of white square balusters or rod iron balusters from builder selection.

<u>Closets:</u> White ventilated shelf with rod in all bedrooms. 4 ventilated shelves in pantries and linen closets <u>Interior Doors:</u> 2 panel molded hollow core, choice of style from builder selection. Painted two coats of white semi-gloss. Pocket door \$1,000 additional & barn door (from builder selection) \$1,250 additional. 3 pocket doors included. Pocket doors to study to be glass.

Hardware: Schlage Georgian style door knobs to be aged bronze or brushed nickel finish.

<u>Coffered Ceiling</u>: Coffered ceiling included for living room. Design and layout to be determined by builder Built ins: Builders allowance of \$3,000 towards mudroom built in bench with shiplap.

#### Kitchen & Laundry

<u>Kitchen & Countertops:</u> \$30,000 builders allowance, custom cabinetry, granite countertops, island and stainless steel under mount single bowl sink. Kitchen to be plumbed for gas stove & wired for freestanding electric range, wired for over stove microwave/vent, refrigerator and dishwasher.

<u>Appliances:</u> Stainless Steel GE builders package includes gas stove, dishwasher and over stove microwave/vent. GE appliance upgraded packages available. Buyers have an option to select builder's GE appliances or \$5,000 credit at closing. If buyer supplied appliances are to be delivered to the builder at required time. Owner must be on site to receive and check for any damages that may occur from shipping. Appliances must be set in place on day of delivery. Stove venting to exterior for additional charge. Wood hood vent install \$1,000 upgrade. Stove vents that exceed 400 CFM air exchanger is required \$2,250 upgrade. Gas range conversion to propane available for upgrade.

<u>Laundry:</u> Wired for electric dryer and dryer exhaust to be vented to exterior. Installation not included. Kitchen Tiled Backsplash: \$1,000 builder allowance

#### Bathrooms

<u>Vanities & Countertops:</u> From builder cabinetry & countertop allowance.

<u>Tub/Showers:</u> Master bathroom to have custom tiled shower and hall bath to have fiberglass tub/shower with custom tiled walls. Master shower tile allowance is \$5,500 & tub tile wall allowance \$2,500.

Floors: Builders tile flooring allowance \$15/sqft (Material and install)

Kitchen & Bathroom Sinks: From builder cabinetry allowance

Mirrors: Large wall mounted mirror over each vanity

Toilets: Sterling two piece white ceramic comfort height, elongated bowl

Bathroom Fixtures: From builder's selection, chrome or brushed nickel finish. (Kohler Devonshire or Alteo)

Half Bath: 24" pedestal sink included

Basement bathroom: Basement bathroom to be roughed for future connection.

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**Flooring** 

Hardwoods: \$8 builders allowance for entire 1st floor, 2nd floor hallway, stairs & master bedroom.

Tiling: \$15 per sqft builders allowance for full bathroom floor tile

Carpeting: \$3 per sqft builders allowance for three guest bedrooms and closets.

Plumbing and Heating

Plumbing: Tankless Rinnai propane hot water heater.

Water Piping: PEX tubing and copper per code

Drains: PVC piping

Sill cocks: 2 exterior frost proof faucets. One placed in front and rear of house determined by builder. Heat & AC: Forced warm air with AC, 95% efficiency Lenox furnace. 2 zones. Propane fuel. Air filter included and humidifier available for upgrade.

Thermostat: Programmable thermostat

Propane Fuel: 500 gallon buried tank, tank provided by and owned by Proulx Oil & Propane

#### **Electrical**

Lighting Fixtures: \$1,800 builders allowance

Service: 200 amp electrical service, underground to house

Exterior: 2 weather resistant GFI outlets

<u>Cable:</u> Family room, office and all bedrooms, RG6 cabling. One TV box included (\$150 each additional) <u>Outlets & Switches:</u> Located per code and builder. Dimmers provided on recessed lights only. Additional dimmers and plugs available for upgrade. (white plugs and whites)

<u>Smoke Detectors:</u> One on each level and one in every bedroom, hard wired with battery backup, one carbon monoxide detector on each floor. Per code.

Exterior Lights: Flood light at garage doors and deck.

Recessed Lights: 40 LED recessed lights included. (\$125 per additional recessed light)

Bathroom Ventilation: Fan/light combo in all bathrooms

Walk-in Closets: LED fixture included. Lights in additional closets available for \$150 per closet. Ceiling Fans: One location included (\$250 per additional ceiling fan location, fixture not included)

**Fireplace** 

Living room: 36" Propane direct ventilation fireplace with natural stone surround below wood mantel (Heat & Glo SL-7). Fireplace surround stone from builder selection. Blower & other accessories available. Screen room: 36" Propane direct ventilation fireplace with shiplap wall. No mantel included. (Heat & Glo SL-7). Blower & other accessories available.

#### **Utilities**

Septic: onsite 4 bedroom septic based on house plan installed by builder

Water: Onsite drilled well installed by builder. Upgraded ¾ hp constant pressure pump included.

Radon: 3" passive radon system installed by builder. Blower fan installation is responsibility of the buyer.

#### Landscape

<u>Walkway:</u> 3'6" wide paver walkway from driveway to front door. Paver color selection is meadow or granite. Location, layout and design by builder. Walkways to garage side doors not included and available for upgrade. <u>Lawn:</u> Disturbed areas of site to be loamed with onsite loam, hand seeded and fertilized. All maintenance, watering and care is the responsibility of the homeowner after closing and no warranty express or implied is provided for Landscape. Once final grading has been provided by the builder all care is the responsibility of the homeowner, including acts of nature, washouts, weeds, grubs, or any other failure.

Irrigation: Front yard irrigation included. Sides and backyard available for additional fee.

<u>Shrubs:</u> Builders attractive shrub package and choice of brown or black mulch. All maintenance, watering and care are the responsibility of the homeowner and no warranty express or implied is provided for Landscape.

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#### **Driveway**

Crushed gravel product base material with one 2"- 2.5" basecoat of asphalt paving. Dimensions, shape, location and size to be determined by builder.

#### **Limited Warranty**

One year builders warranty in accordance with "builders warranty". Please consult actual Limited Warranty for a more exact description of limitations and coverage.

Personal selection process with builder for all color selections

must be channeled through the listing broker and/or a builder.

Scheduled pre-closing walkthrough inspection to assure satisfaction

#### Selections by the Buyer

<u>Selections</u>: Many items contained in this agreement require selections by the buyer. It is therefore necessary that all material and color selections be completed in a timely manner. The builder must be advised of all selections to provide ample time for the procurement, installation and avoidance of delivery delays. If buyer fails to select items within a timely manner determined by builder, builder reserves the right to make said selections.

<u>Change Requests:</u> Any change in the standard specifications or plan made subsequent to the Purchase & Sales Agreement will result in additional charges to be determined by the builder. There will be a \$200 minimum charge per change order plus the cost of the change required.

<u>Special Orders:</u> Any special orders resulting in a delay with relation to lead-time of our standard offerings will result in additional costs to the buyer to be determined by the builder. These costs will be time and materials plus cost of carry for the builder.

Extras: All extras shall be billed to the buyer and will be immediately payable to the builder or vendor at the time of order prior to install.

#### **Exclusions**

Gutters, towel & toilet paper rods, shower rods, shower glass doors, water treatment systems of any type, granite mailbox posts and radon fans.

<u>Plan Design:</u> The builder will supply stock plans from builder selection. All charges for design time and construction drawing changes is to be paid by buyer.

<u>Final Cleaning:</u> House and grounds to be left "broom" clean. Fine cleaning to be done by Owners.

<u>Sub-Contractors:</u> Sub-contractors play a significant role in the successful and timely completion of your home.

They work on very tight schedules adding lengthy discussions will only delay the process. It is our policy that no sub-contractors discuss monetary topics or change requests with customers. All questions related to your home

Site Visits: Safety is the number one concern at our site. Unless accompanied by the listing broker or a builder representative, buyers are asked not to visit the site.

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The preceeding new home specifications are Copley Properties, LLC standard features. Most features can be upgraded for an additional cost. Copley Properties, LLC reserves the right to, at its sole discretion; substitute any of these standard features with a similar item of equal or greater value. This information is subject to change without notice and should be verified before signing any agreement to purchase.

Buyer's Signatures

Print Names

Date

Print Names

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