

New Home Specifications
Addendum B
The Village at Three Ponds
Brentwood, NH
Rev. April 2022

Structure

Foundation: 3000 PSI poured concrete, moisture resistant coating applied below grade.
Basement and Garage Floors: 4" minimum average thickness, 3000 PSI concrete over compacted fill.
Exterior Walls: 2" x 6" construction at 16" on center – Engineered Zip System Plywood
Interior Walls and Garage Exterior Walls: 2" x 4" 16" on center.
Floor: ¾ OSB tongue and groove sheathing glued and nailed.
Roof: Engineered zip roofing system with 30-year architectural shingles, ice and water barrier at all eaves and valleys.
Siding: Certainteed or Mastic Vinyl siding, choice of color, Cedar Impression accents per plan.
Soffits: Ventilated vinyl soffits with white aluminum wrapped fascia and rakes.
Decks/Porches: Maintenance free composite decks with vinyl rails or covered screened porch per plan, if applicable.
Drywall: ½" drywall with ½" impact resistant radius corners, painted with 2 coats Benjamin Moore flat paint. Choice of 1 color throughout home.
Exterior Stairs: Composite decking with vinyl railing (railings only if over 2 steps).

Spacious Kitchens

Cabinets and Countertops: Fabuwood Cabinets with Crown Molding, granite kitchen countertops from builders standard selections.
Sink: Single Bowl Stainless Undermount.
Faucet: Moen Arbor in Brushed Nickel finish with integrated sprayer
Appliances: Dishwasher, Microwave and smooth-top Electric Range in choice of White, Stainless Steel or Black or \$1,800 credit. *Note: Buyers responsible for all appliance installation and propane conversions of buyer supplied appliances and cannot be installed until after closing.*
Icemaker water line for Refrigerator included

Luxurious Bathrooms

Vanities and countertop: Fabuwood Cabinets with granite countertops from builder's selection.
Tub/Shower: One piece fiberglass, White.
Sinks: White ceramic with Moen Brantford #6610 2 handle brushed nickel faucet.
Mirrors: Mirror over each vanity. Oval mirror if pedestal sink.
Toilet: White ceramic, elongated bowl, comfort height.
Laundry Facilities: Located per plan. Wired for electric dryer with exhaust vented to exterior. Water, drain and electric connections for washer.

Elegant Interiors

Ceilings: Random rolled Textured finish.
Corners: Rounded impact resistant drywall corners.
Interior Trim: 2-1/2" Mini Windsor casing with extended window sills, painted Semi-gloss white.
Baseboard: 5-1/4" base, painted semi gloss white.

Stairways: Oak handrail with a light stain finish. Colonial balusters, painted semi-gloss white, carpeted treads.

Closets: White vinyl coated wire shelf in all closets. 4 shelves in linen closets.

Interior Doors: 2 panel, hollow core smooth doors, painted 2 coats semi-gloss white with brushed nickel hardware

Insulation

Attic: R-49 insulation with proper vent at eaves

Exterior walls: R-21 Fiberglass batts

Basement ceiling: R-30 Fiberglass batts

Windows and Doors

Windows: Energy efficient vinyl, Low E, tilt-in/take-out sashes with grilles and full insect screens.

Window casing profile determined by the builder for consistency throughout the neighborhood, regardless of what is shown on plan.

Exterior doors: Insulated steel, painted your choice of color.

Garage doors: Raised panel steel. Chain-drive garage door opener.

Bulkhead: Factory primed steel.

Walk-out Basement (if applicable): 9-lite insulated door painted white and one double hung window in place of two standard basement windows.

Plumbing & Heating

Plumbing: 50 gallon Propane hot water heater or upgrade to an On-demand HWH for \$500

2 Exterior frost proof faucets located by builder.

Heat: Forced warm air 95+ high efficiency propane furnace with 13 Seer Central Air included. One heating zone included.

High Performance Air cleaner

Fire Protection

Fire sprinkler protection in each unit

Electrical

Lighting: Light Fixtures by builder or credit.

Service: 200 amp electrical service.

Exterior: 2 Weather resistant GFI outlets located by builder.

Telephone: Choice of 3 locations, cat 5 wiring.

Cable: Choice of 3 locations, RG6 cabling

Outlets: Per electrical building code.

Smoke detectors: One on each level and one in every bedroom, hard wired with battery backup, one carbon monoxide detector on each sleeping level and a heat detector in the garage.

Exterior lights: Wired at each door, except bulkhead.

5 recessed lights in kitchen, builder to locate.

Ventilation: Fan/light combination in all bathrooms.

Wire and Switch for Fan/Light Fixture in Living Room and Master Bedroom (fixture to be provided by Buyer) or overhead Light Fixture by Builder (if fan not provided)

Flooring

From builders standard selections.

Standard Hardwood flooring in Entry, Dining Room, Kitchen, Hallway, Study/Office and Living Room.

Tile in all Bathrooms.

Carpet in all Bedrooms, and Staircases.

Utilities

Septic: Community septic system

Water: Rockingham county, billed through Condominium association

Propane: Buried propane tank

Phone: Comcast or Cellular provider only. Fairpoint Communications is not available.

Cable: Comcast

Internet: Comcast

Electric: Eversource

Driveway & Walks

Driveway and walkways: Paved Driveway and landscape paver front walkways.

Landscape

Community wide landscaping package with irrigation

Green Building Features

13 Seer HVAC System

95% Efficient Furnace

Insulated Air Ducts

Insulated Low-e Energy saving window package

R-49 Attic Insulation

Exterior plywood joints taped to limit air intrusion

Energy Star Appliances

Low Flow plumbing fixtures

Low VOC Paints

Digital/Programmable Thermostats

*****Lower energy costs***

*****Better performance***

*****Environmental protection***

Warranty

- Exclusive Limited warranty and 1 year workmanship warranty included by 3-Ponds, LLC in accordance with builder's warranty.
- Personal selection process with builder representative to assist you with your color selection.
- Scheduled pre-closing walkthrough inspection with your builder representative to assure satisfaction.
- Dedicated customer service representative

The preceding new home specifications are 3-Ponds, LLC standard features. Many may be upgraded at an additional cost. 3-Ponds, LLC reserves the right to, at its sole discretion; substitute any of these standard specifications 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.