



46 Lowell Road, Hudson, NH (603) 880-7799

Sky Farm Estates

STANDARD CONSTRUCTION PACKAGE AND OPTIONAL UPGRADES

SITE & EXCAVATION

- Layout of the foundation and septic system as approved by local and state authorities
- Excavate material to pour footings and walls
- Backfill foundation with appropriate materials
- Excavate and installation of PVC lines for electrical, phone, cable, and water lines
- All disturbed areas will be loamed and hydro seeded (hydro seed is not warranted)

FOUNDATIONS/FLOORS/DRAINS

- Foundation shall be poured concrete approximately eight inches thick with 4000 psi concrete
- Foundation shall be exterior damp proofed according to local building requirements
- Basement / Garage floors shall be poured approximately four inches thick with 3000 psi concrete
- Basement floors shall be prepped for radon gas ventilation system
- Exterior footing drains shall be four inch in diameter plastic perforated pipe. The drain shall be covered with approximately 4-6 inches of $\frac{3}{4}$ inch stone and fabric, and gravity fed from the house to daylight where ever possible
- All non walkout basements shall include steel factory primed bulkhead.

FRAMING

- Sills: are pressure treated 2x6 with foam sill seal between foundation and sill
- Floor joists: Spruce fir joist spaced 16oc or per plan
- Floor sheathing: $\frac{3}{4}$ " Advantech tongue and groove glued and ring nailed
- Exterior walls: framed 2x6 x16 inch on center
- Exterior sheathing: 7/16 osb
- Interior walls: 2 x 4 x 16 inch on center
- Ceiling joists: 2x8 x16 inch on center or per plan
- Rafters: 2x8 x16 inch on center or per plan
- Roof Sheathing: $\frac{1}{2}$ inch CDX plywood
- Venting: Eaves vents and ridge venting applied per code

**Note: Floor Joists , ceiling joists and rafters are sized to local and national building code

EXTERIOR TRIM AND FINISH

- Premium vinyl siding 4" wood grain clapboard style (vinyl shakes are an upgrade)
- PVC freeze boards installed (front elevation only)
- Corner boards are 6" vinyl traditional corner boards in white
- Soffits are vented vinyl in white

SKYFARM

WINDOWS & EXTERIOR DOORS

- Windows shall be Harvey Industries energy star rated vinyl double hung, with grills between the glass
- Sizes and quantities shall be based on the plans
- Front Door - Colonial style fiberglass insulated door with standard nickel hardware
- Garage Doors- Colonial style white steel doors with openers and two remotes

PLUMBING

- Pex piping for all water lines, PVC waste water piping and, Cast Iron and Flex lines for gas piping
- Hot water - 40 gallon Gas fired direct vent high efficient
- Laundry - Washer and Dryer hook-ups (gas standard, electric upgrade)
- Sillcocks - Frost free one in the front and one in the rear
- Bath Sinks - Under mount in white with standard 2 handle chrome faucet by Moen
- Toilets - Standard builder series in white
- Tub / Shower - Fiberglass smooth surface in white with standard chrome fixture by Moen or equivalent
- Kitchen sink - Standard double bowl stainless steel
- Kitchen faucet - Standard chrome w/integrated spray by Moen or equivalent

HVAC (HEATING AND COOLING SYSTEM)

- Forced hot air by gas, 90-95% high efficiency system Lennox or equivalent
- Two zones with digital thermostat controls
- Propane tank buried 500 gallon standard
- Central A/C
- Zero Clearance Fireplace with marble surround

ELECTRICAL

- Electrical wiring- plugs and switches per code
- 200 AMP with service panel and circuit breakers
- Smoke and CO detectors shall be installed per town code
- Exhaust fan/light combination units shall be installed in all bathrooms
- Lighting - Standard builder allowance of \$1,000
- One switched outlet per room unless there is an overhead light.
- One standard doorbell
- Three category 5 phone lines and three cable lines with wall jacks
- One basement outlet by the electrical panel
- Two exterior house outlets
- 2 ceiling fans wired only in greatroom & master bedroom

INSULATION

- Flat Ceilings - R-38 Fiberglass insulation
- Sloped Ceilings - R-38 Fiberglass insulation
- Exterior Walls- R-21 un-faced with 4 mil Poly vapor barrier
- Basement Ceiling - R-30 un-faced

SKYFARM

INTERIOR FINISH, DOORS, AND TRIM

- Interior walls - Finished with 1/2 inch sheetrock smooth
- Interior Ceilings - Finished with 1/2 inch sheetrock, random roll finish
- Interior doors - Colonial two panel masonite smooth finish painted
- Hardware - Nickel standard builder package knob style
- Interior door/window trim - 3 1/4" Stafford casing painted
- Interior base board trim - 5 1/4" standard colonial style painted
- Painting - Latex flat finish on the walls with latex semi-gloss finish on the trim
- Dining room shall have 3 1/2" crown molding and chair rail

KITCHEN / BATHROOM CABINETS AND COUNTERTOPS

- Standard builder allowance \$10,500.00

INTERIOR STAIRS

- Main stairway shall be finished with oak treads, pine risers and oak railings with pine balusters.
- Basement stairs shall be finished with stair grade plywood treads / risers and standard grade railings

FLOORING

- Hardwood flooring in 1st floor, living room, kitchen, dining area, dining room, entry way and hallways. Flooring is to be Bruce solid wood pre-finished hardwood oak flooring with natural finish - 2 1/4" x 3/4"
- Additional hardwood or tile \$10.00 per sq ft inclusive of flooring credit.
- Carpet in all bedrooms, greatroom, 2nd floor hallway and landing at \$20.00 per sq.yd. allowance
- Tile in all bathrooms and laundry room from builder's selection.

APPLIANCES

- GE Stove: JGB750SEFSS
- GE Microwave: JNM7196SFSS
- GE Dishwasher: GDT580SSFSS

SHELVING

- Bedroom closets, pantry and above the washer / dryer shall have standard closet maid shelving
- Builder does not supply any mirrors, towel bars or toilet paper holders

DECKS / PORCHES

- Rear Deck shall be 12' x 12' pressure treated off the rear of the house.

DRIVEWAY / FRONT WALKWAY

- Driveway shall have a processed gravel base with one coat of finish asphalt paving
- Walkway shall be asphalt paving leading to the front door and side garage door

LANDSCAPING

- Disturbed areas shall be re-graded, loamed and seeded
- Shrubs to be planted at builders discretion

WATER SUPPLY

- Water shall be supplied by private drilled well system.
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OUTDOOR LIVING & FINISH

- Vinyl Shakes on the front gables priced per plans
- Three season room (12X12)(in lieu of 12x12 standard deck) \$21,000
- Enlarge the rear deck to (14X16) \$ 2,895
- 14X14 PT Deck off of sunroom \$ 5,850
- Pavers to the front door \$ 5,200
- Granite light post (no fixture) \$ 1,200
- Flood lights \$ 225
- Gas grill hook-up on deck \$ 595
- Enhanced Landscape package in front (plantings, mulch beds) \$ 5,000

INTERIOR TRIM & FINISH

- Add 3 5/8" crown (per room) \$ 750
- Change interior door to 15 lite glass French door \$ 250
- Change interior paint colors (per color) \$ 400

ELECTRICAL

- Extra electrical outlet \$ 125
- Extra phone or cable outlet \$ 125
- Recessed light (each) \$ 150
- Dimmer switch \$ 85
- Paddle fan (Box and Install no fixture) \$ 175
- Flood Light \$ 225
- Overhead light (box and install no fixture) \$ 125
- Under counter lighting in kitchen \$ 175 each
- Dedicated 20amp electrical outlet \$ 375
- Electric Dryer Hookup \$ 325
- Electric Stove Hookup \$ 325

PLUMBING

- Jetted tub in master \$ 2,575
- Change all fixtures to satin nickel or oil rub bronze \$ 1,800
- Central vacuum system \$ 3,000
- Tankless hot water system \$ 3,750
- Extra exterior sill cock \$ 250
- Whole house humidifier of heating system \$ 1,000

GENERAL

- Standby generator with automatic transfer switch \$10,900
 - Exterior key pad entry for garage \$ 215
 - Third bay garage. (Front entry only) \$14,000
 - Cultured Stone installed on 2X10 front bump out(Bldrs standard) \$ 6,500
 - Hip roof style \$ 7,500
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