

**Pinewood Estates Phase II
Hamel Circle Litchfield, NH
For the Heritage & Homestead
STANDARD FEATURES**



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HEATING & COOLING

Type: Forced hot air
Fuel: Propane by LP Bot L Gas

ELECTRICAL;

Service: 200 amp
Exterior outlet: one at front and rear
Overhead lighting: switched controlled in dining room and kitchen
Ceiling lighting: at top of stairs, first floor hall and in basement
Telephone outlets: 3
Cable outlets: 3
Doorbell: Front
Garage door (one) 16' X 7' overhead door with 2 garage door remote control openers
Outside lights: Wired for (2) at front door, (1) at side door, (1) at slider
Pre-wired for fan in living room
(2) Two recess lights installed over breakfast bar or center island

PLUMBING;

Private Septic
Water: Public
Hot Water Heater: Gas 40 gallon capacity
Washer hookup
Dryer hookup: LP Gas
Ice Maker hookup
Sill cocks: 1 in front and 1 in rear

BATHROOM FEATURES;

One piece fiberglass tub/shower unit (white)
Vanity: 1st floor bath 30", 2nd floor main bath 36", master bath 36"
Countertops for ½ bath-granite w/under mount sink to be same color as kitchen, formica post form counter top in main bath and master bath w/china bowl sink.

KITCHEN FEATURES;

Range: LP Gas- stainless GE Model # JGB640SEFSS or similar
Dishwasher: stainless steel GE Model # GDF510PSDSS or similar
Microwave: stainless steel GE Model # JVM6172SFSS or similar
Countertops: Granite w/3" backsplash and eased edge, stainless steel double bowl under mount sink

FLOORING;

Sub flooring: ¾" TNG Builders choice
Carpeting: Choice of 2 colors-\$20.00 per yd. Allowance in living room, all bedrooms, Stairs, and 2nd floor landing
Pre-finished hardwood flooring by Armstrong 2 ¼" natural oak finish in kitchen, breakfast area, and dining room and entryway.
Tile flooring in all baths- from builder's standard selections

DRIVEWAY;

Paved one coat

WALKWAY;

Paved one coat

LANDSCAPING;

6 Foundation shrubs-Builders choice
Disturbed areas: Loam and seeded

***SELLER RETAINS THE RIGHT TO SUBSTITUTE EQUIVALENT OR BETTER PRODUCTS, MATERIALS, DIFFERENT MANUFACTURERS OR SUPPLIERS FROM THOSE INDICATED ABOVE**

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FOUNDATIONS:

Poured Concrete

Basement floor 4" thick

Walls: Thickness 8"

Height 7'6"

Water proofing, outside walls only

FRAMING:

Sills: 2" x 6"

Girders: 2" x 10"

Floor joists: 2" x 10"

Walls: outside walls 2" x 6"

Ceiling joists: 2" x 8"

Roof rafters: 2" x 8"

ROOFING:

Sheathing: ½" plywood

Shingles: architectural Color-weather wood 30 years

EXTERIOR WALLS:

Sheathing: 7/16" OSB

Tyvek wrap or equal substitution

Siding: Vinyl

Louvered Shutters on front elevation only

VENTILATION:

Perforated vinyl soffit

Ridge vents installed

WINDOWS:

Tilt-in windows, screens included on finished areas only

DOORS:

Steel insulated front with side lights and steel insulated side door

one overhead garage door

EXTERIOR STAIRS:

Front stairs: concrete with metal railings (Per code only)

Rear deck 12'x12' pressure treated

INSULATION:

Walls, ceiling, basement per code

INTERIOR:

Walls: ½" sheet rock painted flat white-builder's choice

Ceilings: ½" sheet rock-textured

Finish: Doors/trim painted semi-gloss white-Builder's choice

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Option List
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OPTION LIST

	PER QUOTE
Kitchen cabinet upgrade with 2 ½ baths	
Phone outlet or cable outlet (each)	115.00
Electrical outlet (non-GFI)	150.00
Electric Dryer or Electric stove Hookup (each)	250.00
Double beam spotlight or motion detector light (each)	150.00
Florescent lights (closets only)	100.00
Overhead lighting in bedroom (per fixture)	150.00
Recess light with baffle trim known as a "Can" light per fixture	150.00
Ceiling fan box wired and switched builder to install buyer supplied fan	150.00
Humidifier	950.00
Garbage disposal	350.00
Gas log zero clearance fireplace	4,000.00
Fan blower for fireplace	300.00
Remote control for fireplace	200.00
Extra window with screen standard size (prior to framing)	300.00
Install door in basement at bulkhead non keyed door knob (insulated door)	450.00
Garage door key pad	75.00
Central Air Conditioning	3,000.00

ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE

Builder reserves the right to substitute equivalent products without notice or liability. No outside sub contractors shall be utilized. Any changes not included in purchase agreement must be accompanied by a written change order executed by buyer and authorized by builder with a minimum of 50% payment at time of order.