

# Graystone Builders, Inc.



## BUILDING SPECIFICATIONS



38 Beechwood Dr.  
Strafford, NH 03884

Office: (603) 664-5757

# Building Specifications

## Foundation

8' poured concrete with anchor bolts or straps.

Basement floor to be poured concrete with wire mesh.

Waterproofing to include exterior concrete walls painted, water plug tie holes, and an exterior perimeter drain of 4" perforated pipe laid in stone.

## Wood Walls

Exterior: 2x6 #2 or better studs @ 16" oc

2x4 #2 or better 16" oc, except as needed for plumbing.

Interior finish: 4 mill poly on exterior walls, ½" drywall, standard finish with flat ceiling finish (builder's choice)/wall primer coat.

Garage drywall per code requirement.

## Floor

2x10/2x12 floor joists @ 16" oc, bridging where needed, ¾ Advantek T&G board, glued and nailed to joists.

## Upper Floor Ceilings

2x8 joists @ 16" oc, wood strapping and ½" drywall, typical finish with flat finish.

## Roof

2x10/2x12 (per code) rafters/2x12 ridge, 5/8" OSB sheathing or comparable, water barrier on 1st 3' of roof and valleys, asphalt roof shingles (Slate color IKO Cambridge Architectural/builders selection,) perforated vinyl soffit and continuous ridge vent for ventilation (or comparable.)

## Exterior Walls

Zip board & Tape on walls, vinyl clapboard siding (Monogram or equal), and corners to be vinyl, soffit and gable trim to be wrapped.

Vinyl shakes as pictured (front of home only)

## Insulation

Exterior walls: Exterior walls to be fiberglass or per city requirements (R-21+)

Sheds R-38 Upper floor ceiling: Blown in insulation (R-49 in ceiling),

Fiberglass insulation in stairwells (basement)

## Windows

Double hung vinyl exterior insulated windows with screens and 6 over 1 grill pattern (Silverline or equal.)

Shutters as pictured (front of home only)

# Building Specifications

## Doors

1-3' in front of home, insulated fiberglass with hardwood/metal sill. Thermatru or equal.

1-2'8" 9 lite on side entrance, insulated fiberglass with hardwood/metal sill.

1-2'8" fiberglass at walkout entry in basement (if applicable), or metal bulkhead unit (actual style determined by contractor per site.)

Interior Doors: Raised 3 Panel

Standard hardware will be a choice of either Brushed Nickel or Oil Rubbed Bronze.

Choice needs to be given to builder's office at the time of the house being framed.

Brushed nickel is standard if no choice is given.

Overhead insulated steel garage doors w/ openers

## Finish Work

Interior door and window trim to be 3.5" Windsor/Stafford with 5 ¼" baseboard, finished with white paint. Walls to be finished with primer coat & two finish coats of Pure White flat paint (Sherwin Williams/equal.)

Shelving and closets to be Closet Maid (Vented Wire Shelves)

Contractor to provide a plate glass mirror (up to 48" wide, contractor will determine size) in each bathroom.

## Flooring

Customer Choice allowance. Upper floor stairs to be oak treads with pine risers.

Oak treads, hand rails and newel posts- Natural (polyurethane) with beech balusters and pine risers painted white.

Lower level stairs to be finished with plywood/advantek treads/risers and 2x4 skirt (safety) railings or drywall with one 1' milled handrail.

## Kitchen

Kitchen cabinets: Per allowance/customers choice. Soffits optional.

Hook up for dishwasher, double bowl SS sink with spray nozzle.

## Plumbing

All necessary piping, venting, etc. for kitchens/baths indicated on plans.

Jacuzzi/wet sinks, etc. extra. Copper water piping/PVC/ABS drainage piping/or PEX System (builders choice), Delta faucets or equal.

## Baths

Full baths to have sinks per plan and a fiberglass tub/shower unit depending on selections (white standard). Price of home will include 1 tile shower (white subway tile placed in Master Bathroom)

Half bath to have one drop in sink or pedestal sink (if included in plan) and comfort height toilet.

All baths to have exhaust fan units.

# Building Specifications

## Heating System

Rheem (or equivalent – builder's choice) FHA propane gas unit, with separate domestic hot water system fueled by propane. Full house central air system. All plumbing, heating and electrical work to be to code and performed by licensed installers where applicable.

## Electrical

200 Amp underground service

Switched outlets in living room/ all bedrooms, 4 Cable Jacks, 4 Telephone Jacks

Smoke Detectors per code

2 Exterior Outlets

All necessary wiring per code

Extra circuit in Kitchen requires quote

## Allowances

Flooring Allowance: Hardwood in LR, DR, Kitchen, Hall, Entry/Mud room, Master bedroom and upstairs hall (if applicable) (red oak 2 ¼" included in price). Tile on bathroom floors (builders selection). All other areas will have an allowance of \$30 per yd. All flooring options mentioned are available to be viewed at Cadieux Flooring

Lighting Allowance: Allowance depends on selling price of home. Base allowance is \$3,000 per home (10 recessed lights included in standard package)

Appliance Allowance: Stove-Dishwasher-Range Hood - Allowance depends on selling price of home. Base allowance is \$5,000

Other appliances available at builders cost (Installation extra.)

Kitchen and Bathroom Cabinet/Vanity/Countertop Allowance: Base allowance \$20,000 including installation. House plans do not reflect the standard kitchen, some options shown may be upgrades.

## Decks

12x12 open rear deck with stairs & railings, unless plan includes built in rear porch-screen porch option available

All rear decks & railings to be built from pressure treated wood.

There will be a poured concrete step at base of stairs and poured concrete supports (sona tubes or buried supports) where 4x4's meet ground. Built per site conditions.

Front porch & steps to be Composite decking (builder's discretion.)

Vinyl Railings are optional and included only if required per code.

# Building Specifications

## **Landscaping**

All disturbed areas will be loamed and seeded. If customer desires extensive landscaping, an allowance can be built-in in advance by request only.

Driveway will be paved. Walkway to front stepping stone or equal

Granite mailbox post will be provided by builder.

## **Additional notes**

Two exterior faucets and two exterior electrical outlets are to be included, locations per site conditions.

Washer and electric dryer hookup (gas dryer upgrade will need to be requested before drywall)

All groundwork (locating home on site, clearing, sloping, drainage areas, retaining walls, landscaping etc.) is to be performed at builder's discretion.

## **OTHER CONDITIONS**

Sellers reserve the right to hold "Open House", or to show house to prospective customers up to the day before closing.

Room sizes specified on house plans are approximate dimensions.

In case of a discrepancy between house plans and the contract and this bill of materials with its addendum, the contract and bill of materials shall hold precedence. Change orders signed by both owner and seller would prevail after construction has begun.

# Building Specifications

*The above mentioned specifications are not meant to include all materials in the home, but simply a summary of comparable features. Also, the contractor must take into consideration applicable codes and regulations as well as construction practices for the area when ordering/designing/laying out for the exterior and interior of the home and reserves the right to make substitutions/changes as needed. Any changes by customer during construction must be agreed to and approved in writing by builder prior to execution. Options are available to standard specifications but must be requested in writing from the customer prior to construction. Builder is not responsible for verbal changes and will not modify free of charge after construction regardless of verbal agreements. Any changes to agreed upon plan should be done prior to signing contract. No changes to house framing after signing contract. No blasting or ledge removal included. The potable water provided is considered free from bacteria. Under no circumstances is builder responsible for water/air filtration for any other condition.*

*Credit will not be issued if customer does not want an item in standard specs.*

*Under no circumstances is the customer to perform any work on the home without prior written approval from the builder.*

*Specification details available upon request.*

*Specifications are subject to change without notice. Builder reserves the right to substitute for equal or better quality*



Customer has read and agrees with the above stated items

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