

NAVILLUS WAY BUILDERS, LLC

2 Navillus Way, Seabrook NH

Building Specifications

Specifications subject to change at builder's discretion. These specs are the general construction specifications for 2 Navillus Way, not for any specific marketing plan.

Note: Any items that are in the process of completion or installed when the sale is made, will not be changed. Specifications are subject to change without prior notice.

- Site Work
 - Grading of the Lot: Smooth Final grade with loam. Final grades for the lot determined by the builder in order to comply with the approved plan.
 - Stone or sand under deck to be determined by the builder.
 - Stone drip-edge at builders discretion.
 - Retaining walls when or if required per builders discretion design of precast concrete “Loc Blocks”. Builder determines the applicability of walls. Builder has the right to use Rocks from the site for retaining purposes.
 - 500 gallon Propane tank location by builder based on requirements of the utility. (Tank owned by the builder's supplier).
 - Electric Meter located on house by builder based on requirements of the utility.
 - Site to comply with approved town site plan.
 - All Disturbed areas to be loamed and sod .
 - Roof run-off infiltrators location by builder and size determined by plan
- Foundations
 - Footing – Poured concrete footing
 - Walls – 8” wide, 3000 PSI poured concrete walls
 - Sill sealer between top of walls and pressure treated sills
 - Exterior footing drains (perforated PVC pipe) to daylight or to interior Basement sumpbasket
 - 3” PVC pipe under basement slab through the roof, if needed further Radon mitigation it is to be done by others
 - Damp-proofing to meet local building codes
 - Number of steps going into the house from the garage is determined by finish grade and is at builders discretion including driveway pitch

- Basements
 - Full unfinished basement with exposed concrete walls
 - Floor – 3000 PSI poured concrete approximately 3”-4” thick
 - Windows at builders discretion based on grading of Lot
 - Three windows
 - Utilities – furnace, water heater, electric panel, duct work, gas (LP) work & manifold if required, domestic & sanitary piping located as determined by the Builder
- Garage
 - Style – two car garage located on grade
 - Floor – 3000 PSI poured concrete approximately 3”- 4” thick, saw cut or expansion joint for expansion at builders discretion.

Finish – all walls and ceilings will be drywall with smooth ceilings

 - Concrete surfaces, (wall and floors), will be left natural and unpainted
 - Lights in the garage to be keyless
 - Garage entry door to meet building code.
 - Garage is “unfinished”. The door will be trimmed. The trim and door will not be painted on the garage side.
 - Fire door to have a keyed entry only. No deadbolt on the fire door.
 - Two (2) 9’-0” x 8’-0” Garage doors. Carriage House Stamped 5283 or equivalent.
 - Openers and keypads standard
 - Garage door supports are lumber and remain visible from inside garage.
 - Overhead Door Finish - exterior in White
 - Overhead Door Operation – ½ HP electric motor chain drive
 - 1 Wireless Outdoor Keypad Included, Two garage remotes included
 - Garage Door operation and Light Control - Located per Builder
 - Garage service door location by builder. (No walkway)
- Framing
 - Lumber grade will be #2 or better and kiln dried
 - The timber size will meet or exceed local building requirements
 - Exterior walls to be 2”x6”
 - Interior walls to be 2”x4”
 - Subfloor to be ¾ Tongue and Groove Advantech or equivalent
 - Exterior Wall Sheathing to be OSB plywood with tyvek or equivalent
- Roofing
 - Construction - 1/2” plywood sheathing
 - Asphalt shingles - Cambridge by IKO or Equivalent. Dual Black or Builders selection
 - Step and roll flashing between siding and roof shingles
 - Drip Edge and Ice Water Shield in critical areas
 - Continuous soffit vent and ridge vent where required by code.
- Town Water and Sewer

- Windows and Exterior Doors
 - Windows will be Harvey vinyl, insulated with built in grills, (standard 2 over one)
 - Each operable window comes with matching screen
 - Applicable windows will be dual tilt in
 - Front exterior door shown with sidelight
 - Front door will have keyed entry and deadbolt
 - Rear egress Door to be 6 foot slider
 - Basement egress through garage.

- Siding
 - Durable, low maintenance vinyl siding
 - Alside, Charter Oak Premium reinforced siding
 - Color: Harbor Blue
 - Vinyl Clapboard, vinyl shake, and vinyl board and batten as detailed per plan
 - Trim – corners, soffits, rakes, window trim and miscellaneous pieces will be covered by either white vinyl or white aluminum.

- Front Entry
 - Size and Style per plan.
 - Shutters Not included
 - Exterior Light(s) per electrical spec's
 - Doorbell at front door
 - Address is required to be displayed for inspections
 - Paver walkway per builder's choice and Discretion
 - Vinyl white Railings to be traditional with standard top rail (only if required by code)
 - PVC Risers, Composite Treads
 - Composite decking in Pebble Gray provides a maintenance free and relaxing outdoor space. (Builders Selections)
 - Lattice/ dental work with PVC trim under front steps if applicable
 - Number of steps determined by builder

- Rear Deck
 - 12' x 16' rear deck.
 - PT Frame
 - Composite decking (Pebble Gray)
 - Steps down to grade with PVC Risers. Location of steps at builders discretion
 - White Vinyl railings
 - House vents and A/C located at the rear of house.
 - No lattice or dental work on rear deck.

- Heating & Air Conditioning
 - Type – forced hot air by LP (Liquid Propane), furnace located in the basement at builders discretion
 - Efficient LP Hot Air Central Air made by Rheem
 - Two Zones . First floor and Second Floor. (Thermostat location by HVAC installer)
 - Central Air Conditioning

- Plumbing
 - PVC, CPVC or PEX, and copper piping per code
 - Washer and dryer hook-ups (Dryer Electric) including dryer vent
 - Two exterior spigots; one (1) at front of house, one (1) at rear location to be determined by builder
 - Water connection for Refrigerator standard
 - High Efficiency LP Tankless Navien Hot Water Heater
 - Town Water and Town Sewer
 - Propane (LP) piping for Furnace, fireplace, hot water, and cooking. Dryer is electric.
 - Garbage disposal **available for upgrade**

- Plumbing Fixtures and Bathroom Accessories
 - Powder Room on first floor: Pedestal Sink with single pull fixture in Matte black
 - - White elongated bowl toilet to comply with water conservation standards for town
 - Main Bath on second floor : Single sink vanity to comply with local code . Single pull fixture in Matte black
 - “Stratus White” Quartz in main bath and master bath
 - Primary Bath Shower: 3’x5’ tile floor with custom Tile walls. As-built .
 - Primary Bath : Fiberglass tub with tile walls (not to ceiling) in white with builders selection of Matte Black fixtures.
 - Shower doors or Mirrors NOT included
 - Faucets and Fittings: Matte Black
 - Single Pull spreads
 - Toilets: Kohler Comfort Height Elongated Bowl or equivalent

- Electrical
 - 200 Amp Service.
 - Power underground (Location at builders discretion)
 - Category 6 in office
 - Circuit breaker box to be located in basement
 - exterior outlets: per code
 - doorbell controls: one (1) at front
 - Smoke, carbon monoxide, and heat detectors to be installed per code

- Switches (toggle style) & Outlets – pure white, located per code, GFI outlets where required

* builder not responsible for putting together any crystal or intricate chandeliers

- Electrical Fixtures

- Builder to provide the following
 - One granite lamp post (location by builder)
 - Front entry to have two lights (one on each side of front door)
 - Exterior Lights per code. (At builders discretion)
 - Garage exterior two lights. (One on each side of garage doors)
 - Garage to have porcelain lights
 - Kitchen to have Four recessed cans
 - Two pedant lights over island
 - One pendant light over sink
 - Eat in Kitchen area (near slider) to have one LED light.
 - Living Room to have Four Recessed cans and One center Light
 - One (1) Exhaust fan, vented outside, in each bathroom. 1 smart fan located by builder
 - Office to have one Led surface light
 - Pantry to have one surface light
 - Owner entry/ mudroom to have Two Led surface light
 - Foyer to have one Led surface light
 - Powder room to have a 2- light bathroom light over sink
 - Stairway to have Led surface light as required by code
 - Upstairs hallway to have 3 Recessed cans
 - Main bathroom to have three- light over sink
 - Laundry room to have one light. Dryer to be electric (appliance supplied by buyer)
 - Master bathroom to have (2) three- light bathroom light over sinks
 - Master bathroom to have one Led surface light over shower
 - Master Bedroom will have one ceiling fan and 3 recessed cans
 - Remaining Bedrooms to each have one Led surface light.
 - Walk-in closets to have One led surface light. Smaller closets no lights
 - All lights and fixtures supplied by buyer **Must** be UL Listed , ETL, or Intertek

- Insulation

- As described per Building Code
- R-49 blown cellulose in attic , when attainable. R49 spray foam in attic over garage
- R-21 in exterior walls
- R-30 in basement ceiling.

- Walls and Ceilings

- Drywall
- Smooth Ceilings standard
- 1st Floor ceiling approximately 9ft high
- 2nd Floor ceiling approximately 8ft high

- Flooring

- 1st Floor

- Owners entry hardwood
 - Kitchen is hardwood
 - Office is Hardwood
 - Foyer is Hardwood
 - Living room is Hardwood
 - Powder room Tile

- 2nd Floor

- Stairway to Second Floor is hardwood
 - Hallway is Hardwood
 - Primary bedroom & closets is Hardwood
 - Bathrooms are Tile
 - Laundry room is Tile
 - 3 remaining bedrooms and closets to be carpet. (as-built)

- Carpeting:as built
 - Tile: as built
 - Hardwood 4 1/4" red oak pre-finished

- Interior Finishes

- Interior Trims

- Window casing will be 1x4 flat stock
 - Door casing will be 1x4 flat stock
 - Baseboard will be 7 1/4" speed base MDF on the first floor and 5 1/4" on the second floor.

- Office to have board and batten trim with crown molding at builders discretion. (as-built)

- Interior doors

- two panel
 - black hinges and knobs
 - Hardware for the doors to be knobs.
 - Privacy knobs for bathrooms and master bedroom
 - Passage knobs for closets and guest bedrooms.

- Stairway

- Newel Post and Railings as per plan
 - Newel post to be 4" white box newel
 - Builders to select handrail
 - Builders select balusters in white.

- LP Fireplace
 - Builders select unit
 - Fireplace with shiplap and wood mantle (as-built)
 - Wall switch
- Paint
 - Trim will be Semi-Gloss white or equivalent
 - Walls to be Matte Finish.
 - Current paint colors are Sherwin Williams agreeable grey for entire house except office and powder room which are naval blue
 - Walk-in closets to be painted. All other closets to be left primed and sanded
 - Garage walls primed and sanded. Basement stairwell primed and sanded
- Cabinets and countertops
 - Quartz countertops in “Stratus White” as- built
 - Layout per Plan. Shaker Soft Suede Paint for perimeter cabinets and Cashew Stain for island.
 - Main bath & Master bath are Cashew Stain
 - Painted cabinets
 - Soft Close doors
 - Soft Close Drawers
 - Kitchen layout per plan or builders discretion.
 - Matte black handles
- Appliances
 - Builder supplies GE profile dishwasher, stove, refrigerator, microwave. (as-built)
 - GE hood vent (as-built)
 - Buyer to provide washer and electric dryer
 - Our preferred vendor is Barrons Appliance.
 - If purchased from Barrons Appliance, builder will coordinate delivery
 - If purchased by homeowner, appliances must be purchased, delivered to site, removed from packaging, and placed in spot.
 - All appliance specifications and sizes need to be shown prior to kitchen designer
- Shelving
 - Closet maid shelving (as built)
 - Mirrors , towel holders ,bathroom tissue holders , and grab bars are NOT included in our finish items. Navillus Way Builders will NOT install grab bars into finished titled areas.
- Driveway
 - Asphalt driveway to consist of one coat of structural base asphalt, and one finish coat. size, shape, and location of the driveway are at builders discretion and to comply with City standards.

- Landscaping and Irrigation
 - Yard to be loamed and sod as installed
 - Non Potable (shared) Community well for irrigation only. (not filtered) * not responsible for any staining of personal property, if any
 - Builder to install irrigation at builders discretion. Follow the town of Seabrook for water bans.
 - Trees, Shrubs & Plants – native & drought resistant, the exact size, type, 6 to 8 shrubs standard.
 - Bark Mulch – black or brown in all shrub and plant beds
 - Paver walkway, size and shape at builders discretion
 - Cluster mail box location determined by postmaster.
 - As site conditions vary, Builder will determine the landscaping layout
 - Builder will determine the final grading of the lot.

- Cleaning
 - The house and lot will be cleaned and ready for occupancy prior to closing
 - Window screens will be inventoried and stored in the basement. Builder does not install screens
 - All manuals to be left in homeowners kitchen
 - All additional supplies (paint, tile) to be left in basement

- Limited Warranty
 - Builder shall offer a one (1) year Limited Warranty on the house
 - Please consult the actual Limited Warranty for a more exact description of limitations and coverage

- Keys will not be released until the house is closed and recorded at the registry of deeds and funds are deposited into Navillus Way Builders, LLC account.

- The Builder reserves the right to substitute any of the above Building Specifications with materials of similar or greater quality

Selections by the Buyer

- 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
- Any changes can result in delay of closing.
- Any changes in the standard plan made subsequent to the Purchase and Sales Agreement will also result in additional charges to be determined by the Builder
- There will be a \$350 minimum charge per change order plus the cost of the change required.

Extras

- All extras shall be billed to the Buyer and will be immediately payable to the Builder or Vendor (whichever the case may be) at the time of order.
- Payments for any/all Extras are Non-Refundable

Deposits

- Ten percent (10%) of sales price to be paid to Navillus Way Builders, LLC within 3 days of effective date.