New Home Specifications

Addendum B

River Run

Brentwood, NH

Updated 7/8/24

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 Mainstreet vinyl siding, choice of color, siding accents and stone façade per plan.
Soffits: Ventilated vinyl soffits with white aluminum wrapped fascia and rakes.
Decks/Porches: Maintenance free composite Trex decking.
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 Trex 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 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 Schlage black lever style door 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, argon gas, 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: wear resistant stain look embossed finish. Wi-Fi enabled 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: On-demand Hot Water heater
2 Exterior frost proof faucets located by builder.
HVAC: Forced warm air 97+ high efficiency propane furnace
14 Seer Central Air
One heating zone
High performance air cleaner

Electrical

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 attic.
Exterior lights: Wired at each door, except bulkhead.
Interior lights: Builder supplied or buyer credit available
5 recessed lights in kitchen, builder to locate.
Ventilation: Fan/light combination in all bathrooms. Makeup air circulation if required by code.
Wire and Switch for Fan/Light Fixture in Living Room and Master Bedroom (fixture to be provided by Buyer).

Flooring
Hardwood flooring in Entry, Dining Room, Kitchen, Hallway and Living Room from builders selections.
Tile in all Bathrooms.
Carpet in all Bedrooms, Office and Staircases.
Buyer upgrades available at builder's supplier's showroom

Utilities
Septic: Community septic system
Water: Community water system
Propane: Buried propane tank
Phone: by cable or cellular
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
14 Seer AC condenser
97% Efficient Furnace
Insulated Air Ducts
Insulated Low-e Energy argon energy saving window package
R-49 Attic Insulation
Exterior plywood joints taped to limit air intrusion
Blower door test to ensure energy efficiency
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 River Run Development, 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 River Run Development, LLC standard features. Many may be upgraded at an additional cost. River Run Development, 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.