



# ADDENDUM A SPECIFICATIONS



BUYER \_\_\_\_\_ Date: \_\_\_\_\_

CONTRACTOR: **BETTER BUILT HOMES CONSTRUCTION MANAGEMENT, LLC**  
3 Tech Circle  
Amherst, NH 03031

JOB LOCATION: Curtis Commons Circle – Milford, NH 03055

## SCOPE

These specifications are intended to include all labor, materials, and services necessary for construction. All articles or materials are specified in such a manner that an equal material or product of the same quality can be substituted at the discretion of BBHCM, LLC. Work not specifically described below or shown in attached drawings will not be considered unless required by applicable codes, when the minimum acceptable will be assumed.

## SITework

Driveway:	2" of Asphalt paving over 6" of crushed gravel, 10'+/- wide. Length and/or turnaround will vary with plan.
Trees:	Cut and removed as minimally required for construction.
Stumps:	Buried on site.
Excavation:	Excavation and removal of soils as required.
Material:	Importing of fill as required.
Grading:	Final grade, using loam from site.
Drainage:	4" perforated PVC perimeter drains outside footings to 4" solid PVC gravity outfall "to daylight" (or sump basin and pump if topography requires).

## FOUNDATION AND BASEMENT

Footings:	16" x 8" concrete.
Foundation:	House: 8" x 7'10" poured concrete. Garage: 8" x 3'10" poured concrete, all foundation walls include steel anchor bolts.
Columns:	3 1/2" concrete/steel lallys, as required.
Piers:	24" x 24" x 8" concrete, under slab.

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Reinforcing: (2) Continuous rows #4 steel rebar in wall.  
Windows: Builders Standard vinyl per plan, per code.  
Window Wells: None.  
Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.  
Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed. Garage:  
4" thick (3000) psi concrete, over compacted gravel.

### **FRAMING**

Sills: (1) 2 x 6 pressure-treated, with sill seal and steel anchor bolts, plus  
(1) 2 X 6 KD plate.  
Joists: Per plan, per code, 16" on center (O.C.)  
Bridging: Solid wood blocking.  
Subflooring: 3/4" Advantec tongue and groove, glued and nailed to joists.  
Underlayment: 1/4" underlayment or equivalent under tile floors. 1/4" Multi-ply under  
vinyl.  
Wall Height: Per plan.  
Exterior Walls: 2 x 6 studs, 16" O.C.  
Interior Walls: 2 x 4 studs, 16" O.C.  
Beams: Built-up 2x's or LVL's, as required.  
Headers: Solid built-up 2x's and 1" styro-foam insulation as required.  
Ceiling Joists: 2 x's per plan, per code, 6" O.C.  
Strapping: 1 x 3, 16" O.C.  
Wall Sheathing: 7/16" OSB sheathing on main house and garage with house wrap.  
Siding: Alside-Coventry brand vinyl siding or equivalent in choice of standard  
colors.  
Trim: Vinyl corners/casing/soffit/frieze. Fascia/rake/shadow wrapped in  
white aluminum per plan.  
Rake overhang: Per Plan.  
Roof Rafters: Per plan, per code, 16" O.C.  
Roof Sheathing: Zip panel by Advantec.  
Roofing: Asphalt, 30-year architectural Black or Grey shingles.  
Snow Belt: 60" row of bituminous ice and water shield at bottom edge of roof.  
Flashing: Aluminum or lead as necessary.  
Ventilation: Continuous ridge vents and continuous soffit vent.

**FRONT STEPS** Per plan with pressure treated wood material, joists and rails on 12"  
concrete pier set 4' below grade.

**REAR DECK** (Optional) Priced per plan, Material dependent. Stairs not included,  
Priced Separately.

**FIREPLACE** (Optional), Direct Vent Gas Fireplace, with painted wood mantle.



**WINDOWS**

Alside or similar, 2 pane, white, all vinyl windows with insulated glass, screens and white grills between panes, locations per plan.  
*Round, Transom, Hexagon, Irregular and/or Atypical sized windows shown in plans are priced separately.*

Shutters: (Optional), priced individually, per plan.

**EXTERIOR DOORS**

Front Door: 3-0 x 6-8 insulated door, location and count per plan, sidelights and transoms are priced separately.

Garage to House: Insulated six panel, fire rated per code.

Slider Door: 6-0 x 6-8 Vinyl sliding patio door with clear glass and screen per plan. ( if applicable)

Side Doors: Insulated, per plan.

Hardware: Schlage locksets in brushed nickel *finish*. (Patio doors typically require hardware supplied by manufacturer)

Casing: 1 x 4" casing, 908 Brickmold.

Garage Doors: Plan dependent- (2) 9'x 7' or (1) 16' x 7' raised panel steel insulated garage door/s with opener/s

**EXTERIOR PAINT**

2 finish coats applied to exterior man door. Garage doors are installed with a factory finish.

*NOTE: Specifications from this point forward apply to heated living space only. Unheated, unfinished space to be completed at the minimum acceptable to meet code.*

**ELECTRICAL**

Service Size: 200 AMP underground service. Meter located on house as determined by utility guidelines and BBH discretion.

Fixtures: Electrical fixtures per plan supplied by BBH, Upgrades available.

Included by BBH: White duplex outlets and toggle switches per code, smoke detectors per code, (2) exterior outlets, (1) garage outlet, (3) basement lights, (1) attic light, (1) exterior flood, Lamp/fan bathroom fixtures, per plan, per code, (1) basement outlet, (1) basic doorbell with (1) button location, (4) Recessed cans.

Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan.

Closet: Walk-in closets to have ceiling light. Standard closets do not have lights.



Phone: Pre-wired for (1) phone jack using CAT-5 wiring.

Cable TV: Pre-wired for (3) cable jack locations. Owner to pay cable company for outlets/hook-up.

### **PLUMBING**

System: Baths, kitchen and laundry, per plan.  
Fixtures: Fixtures provided and installed by BBH in Chrome Finish. Upgrades available. Sterling or equivalent 1 Piece Showers and/or Tubs per plan.

Water: Public  
Hot Water: Tank-less On-Demand.  
Laundry: Hook ups per plan. *Installation of appliance not included.*  
Vented Ducts: 4" at baths, 4" at dryer.  
Silcocks: (1) Frost-Proof, field determined location.  
Gas Piping: To furnace and tank-less hot water heater.  
Appliance: (1) Water line to refrigerator in kitchen

**WATER** Town of Milford, NH Water Supply

**SEWER** Public Sewer, some units will require an E1 ejector pump.

### **HEATING**

System: Forced Hot Air  
Furnace: Propane fired, York or similar.  
Zones: 1 zone, upgrades available.  
Fuel Tank: 500gl propane tank buried on site, owned by Supplier.  
Venting: Standard registers located at the discretion of the installer.  
Exhaust: Direct vent.  
A/C: Sear 13 Condenser

### **INSULATION**

Ceiling: R-49 fiberglass or R-30 in slopes, Upgrades available.  
Walls: R-21 fiberglass with poly vapor barrier.  
Basement: R-30 fiberglass in ceiling.  
Garage Ceiling: R-30 fiberglass.

### **DRYWALL**

Material: ½" drywall all walls and ceilings first and second floors, smooth finish; fire code drywall in garage per code. Moisture resistant drywall as required.  
Interior Paint: Sherwin Williams or equivalent. (1) coat eggshell latex finish Benjamin Moore OC-27 "Balboa Mist" all walls over (1) coat, tinted latex drywall primer. Ceilings to be flat, primed with (1) finish coat flat white. (1) coat latex primer and (2) coats semi-gloss latex Trim White finish paint to be applied to window and door casings, doors and baseboard.



### **INTERIOR TRIM**

Doors: Choice of 2 or 6-panel molded doors with split jamb, upgrades available.

Hardware: Schlage knob, brushed nickel finish.

Door Trim: 3 ½" Stafford.

Baseboard: 5 ¼" Speed base.

Window Trim: 3 ½" Stafford picture frame.

Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except 3 single linear shelves in pantry and linen closets, upgrades available.

### **KITCHEN**

Allowance based on plan chosen. Allowance includes all cabinetries, Countertops, installation and cabinet hardware in Bathrooms and Kitchen. Upgrades available, as per Builders Standard cabinet layout.

Mirrors &  
Bath Hardware: Towel bars, toilet paper holders etc. ... to be supplied and installed by Buyer.

### **STAIRS**

Main Stairs: Banister per plan using LJ Smith or similar stair parts. Carpeted treads and risers. Half wall with painted cap at bottom of stairs.

Other Stairs: Basement: plywood treads and risers, #75 rail.

### **FINISH FLOORING**

Flooring allowance, per plan.

### **APPLIANCES**

Builders Standard Stainless-Steel Package, includes 4 standard appliance installations, BBHCM, LLC to install; \$2400 allowance

### **LANDSCAPING**

Spread on-site loam, rake and seed disturbed areas (up to 5,000 sq. ft. lawn). 6 planted shrubs.

### **WALKWAY**

3' width, paved, straight walkway from front door to driveway.



**MISCELLANEOUS**

Radon: Sub-slab piping to have a capped vent stub to attic. Further mitigation, testing, etc. optional, by Buyer.

Change orders: 4 change orders per house post signed contract date, after which, there will be a \$100 fee per change order with or without quote acceptance. \$100 fee will be applied to change order if accepted.

Cleaning: House and grounds to be left "broom clean". Fine window cleaning to be done by Owners.

Permits: Provided by BBH Construction Management, LLC

**VENDORS**

All Materials provided, and work performed will be by BBH Construction Management, LLC or BBH Construction Management, LLC selected vendor.

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CONTRACTOR

**BETTER BUILT HOMES CONSTRUCTION MANAGEMENT, LLC**

By: Matthew Arel, Manager of

- *Developer reserves the right to reasonably modify, revise plans, specifications, materials used and any or all of same in its sole discretion and without prior notice.*
- *All Materials are Builders grade selections unless otherwise stated.*

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