

Building Specifications



Meredith, New Hampshire
Office: 1-800-350-4442
Site: (603) 279-0796
Site FAX: (603) 279-1078

FOUNDATION:

Poured concrete walls, with 3000 lb. concrete. A #4 Rebar spaced 6' O.C. embedded in poured footings and tied to walls.
All footings will be (MIN) 4'-0" below grade.
Foundation anchor bolts and or straps spaced 6' O.C. (max 12' on corners) embedded in poured concrete.
Basement floor will have 4" (average) of 3000lb concrete, and will be poured on compacted fill, with a poly-vapor barrier under slab.
A roughed passive radon mitigation system vented through the roof. (Location and type are at the builder's discretion)
Garage floor will have 4" (average) concrete, and will be poured on compacted fill.
All slabs on grade shall bear on compacted fill.
Basement will be unfinished and includes two (2) basement windows.
An interior or exterior perimeter drain will be installed. (Location and type are at builder's discretion)
Foundation will be damp proofed. (Below grade).

ROOFING:

Architectural asphalt shingles, with a 30-year warranty. (Color to be Black)
Roof sheathing will be constructed with 1/2" AdvanTech Sheathing by Huber.
Ice and water barrier will be installed on all eaves and valleys.
Drip edging will be installed on all eaves and gables.
Continuous soffit and ridge vents will be installed.
#15 LBS Felt paper under roofing.

FRAMING:

2" x 6" pressure treated sill w/sill gasket.
Exterior walls 2" x 6", 16" on center and will include 4 mils poly vapor barrier.
Interior walls 2" x 4", 16" on center, with 1/2" dry wall typical.
Sub floor will be constructed with 3/4" tongue and groove AdvanTech Flooring by Huber on first and second floor, glued and nailed.
Exterior walls to have 7/16" OSB sheathing

INSULATION:

Fiberglass
Exterior heated walls (6") R-21
Unheated garage walls are not insulated unless there is adjacent living space
Sloped ceilings at roof have R-38 blown in or batt
Conditioned living space ceilings at attic (12") R-49 blown in
Flat attic ceilings (12") R-49 blown in
Basement ceiling has (3-1/2") R-30 batt
Under basement slab (2" Rigid) R-10
Exterior foundation (2" Rigid) R-10

SIDING:

Exterior siding will be solid vinyl, "CertainTeed" or equal (Color to be selected from builder's supply)
Fascia and rake trim boards will be wrapped Aluminum (color white).

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CALUMET
CONSTRUCTION, LLC

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HEATING:

Builder will provide a high efficiency Whirlpool (92+) Propane gas- fired forced warm air heating system with one heating zone included.
(Size of heating systems will be determined by heating contractor based on industry standard calculation).
Also a standard 40 gal. (or the equivalent based on manufactures specifications) Gas hot water heater.

WINDOWS:

Exterior windows will be Maintenance Free, Lo "E" Thermopane "Certainteed", Argon-filled, tilt-in, vinyl, double hung or casement (per plan) with removable screens and grills between the glass and carry a .35 U-Value rating.
Vinyl shutters are included for front (double hung) windows only. (Color to be selected from builder's supply)
Egress windows will have lower sash window stops.

STAIRS:

Inside-will have carpet, painted balusters and polyurethane (2 coats) finger jointed hand railings to second floor.
Exterior front - pre-cast concrete.

DOORS:

Exterior front entrance door will be six- (6) panel Therma Tru smooth star fiberglass (color to be selected from builder's supply) with sidelights.
Slider will be (6' foot) vinyl with Lo "E" Thermopane glass with removable screens. Grills are not included.
Interior doors will be six- (6) panel Masonite.
"Schlage" or equal brushed nickel finish hardware, with privacy locks on baths only.
Garage door to be insulated metal (color to be white).

FLOORING:

Philadelphia Wall to Wall Carpet or equal in master suite, bedrooms, etc. except where listed below and includes 4-lb. pad.
(Color to be selected by buyer from builders' supply).
Congoleum Vinyl Flooring or equal in, bathrooms, kitchen and laundry room (color to be selected by buyer from builders' supply).

INTERIOR WALLS:

Smooth finish and painted "Latex" Linen white, two (2) coats, (1 primer coat, 1 finished coat.)

CEILINGS:

Pattern finishes

MOLDING & TRIM:

3" baseboard throughout, to be painted semi-gloss white three (3) coats, one primer coat, two finished coats.
All windows and doors will have 2" colonial casing, to be painted semi-gloss white (3) coats (one primer, two finished coats).

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KITCHEN:

Solid oak Faced Cabinets with Formica Countertops. (additional woods are available) Cabinets, Counter tops, color and style to be selected by buyer from builder's supply.
Whirlpool appliances, to include electric range, Energy Star rated dishwasher and a microwave.
Moen double bowl stainless steel sink in the kitchen.

BATHROOMS:

Solid Oak Faced Vanities with Formica Countertops.
Porcelain sinks with Kohler Faucets or equal.
Porcelain white (water saving) American Standard water closets.
Porcelain white (water saving) American Standard "Cadet" elongated right-height water closet in Master Bath.
Lasco 5' one-piece white fiberglass tub/shower unit.
Beveled edged vanity mirrors above all bath sinks.

ELECTRICAL:

All electrical wiring to meet or exceed state and local Building Codes.
All smoke detectors will be hard wired and meet or exceed state and local Building codes.
Wiring for [2] cable outlets are included.
Wiring for [2] telephone outlets are included.
200 amp electric service to the home.
Door bell.
A standard light package will included – brushed nickel hall lights, bath room lights (one strip light and one centered in bathroom), chandelier in dining room and dinette area, kitchen light in center of kitchen and over the sink, switched outlets in all bedrooms, living and family rooms. (Per plan)

LAUNDRY:

Washer and Electric dryer hook-ups are included.
All vinyl or epoxy coated white wire shelving.

CLOSETS:

All vinyl or epoxy coated white wire shelving.

WATER:

Private

SEWER:

Private

LANDSCAPING:

100 yards of topsoil and seed will be provided.
Six (6) foundation shrubs (to be selected by builder).
The builder will supply an asphalt driveway and asphalt walkway to front door.

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