

16 CARMEL ROAD, PELHAM NH

3,284 SQUARE FEET



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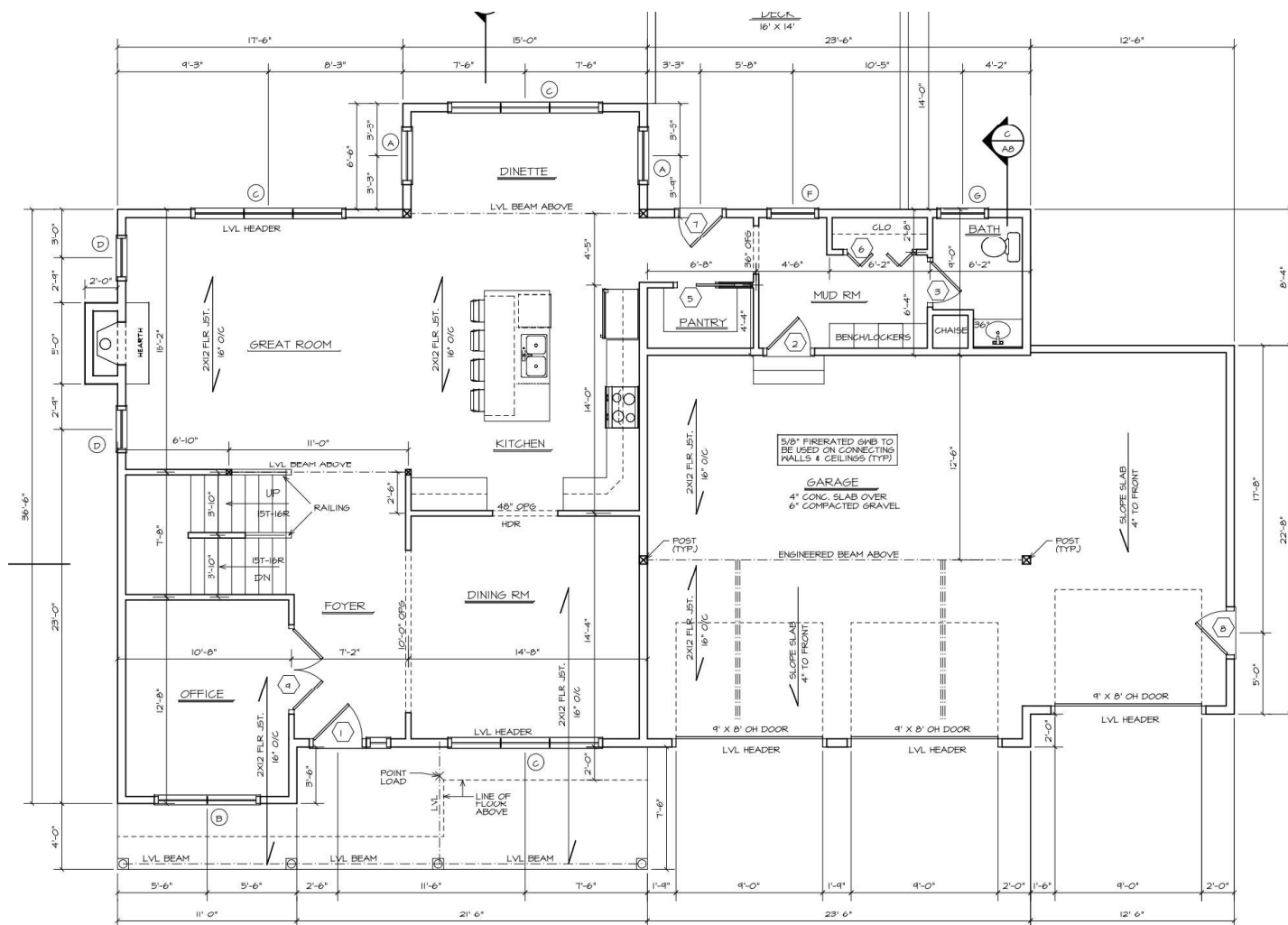


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***Builder reserves right to change specifications & building plans. These specifications are intended to include all labor materials, and services necessary for construction. All articles or materials are specified in such a manner that an equal material or product of the same quality can be substituted at the discretion of Balcon. Work not specifically described below or shown in attached drawings will not be considered unless required by applicable building codes.



FIRST FLOOR

- 3 car garage & electric vehicle charging
- Custom mudroom storage
- Large kitchen pantry
- Eat in kitchen and dining room
- Quartz counters
- Professional grade appliances
- Grand fireplace



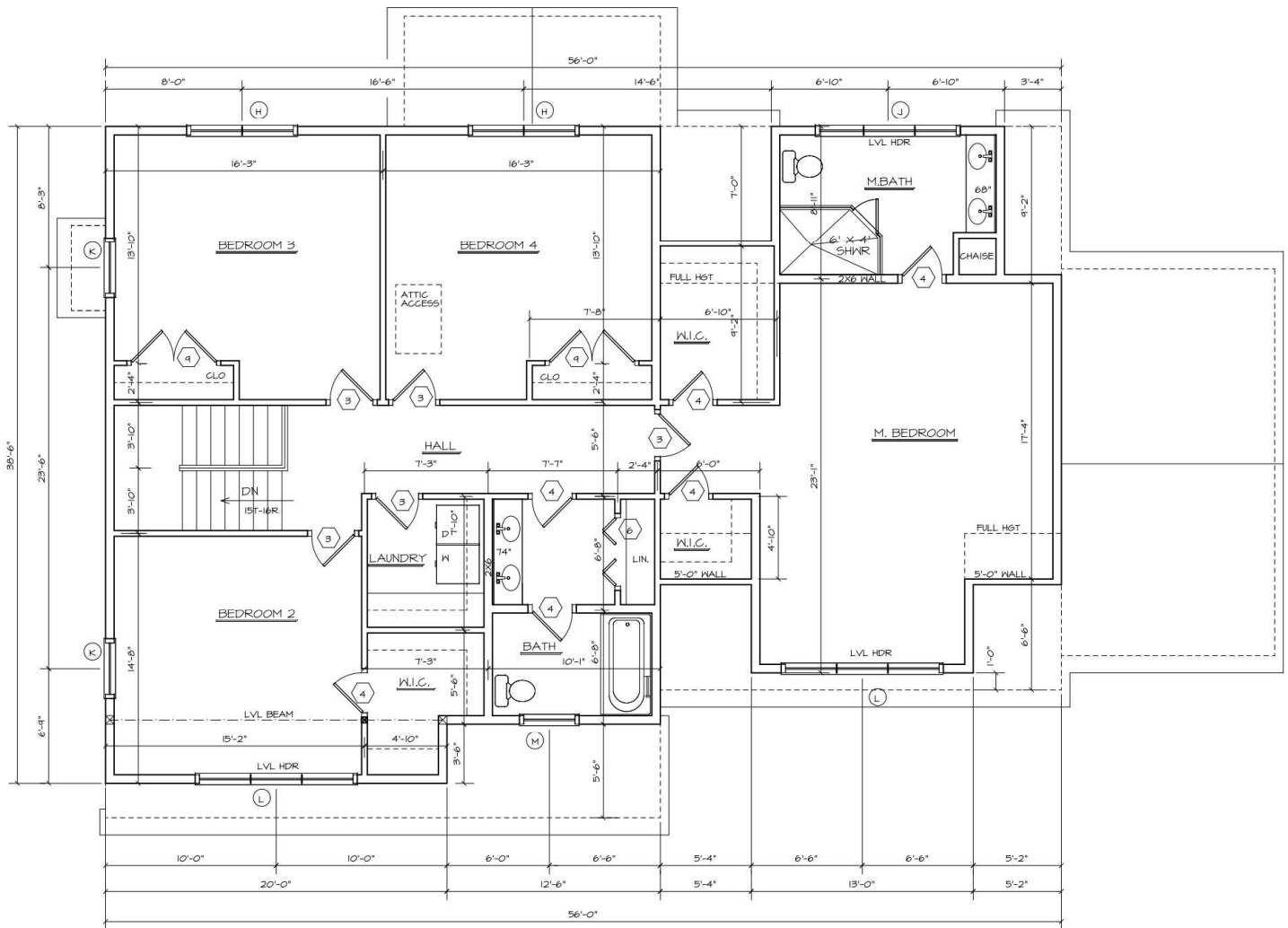
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SECOND FLOOR

- 4 bedrooms
- Primary bedroom: 2 walk-in closets, elegantly tiled shower
- Generous closet space & custom shelving
- 2nd floor laundry
- *Primary bathroom layout has been reversed*
- *Chaise was moved and is no longer in the master bath.*



BUILDING SPECIFICATIONS



STANDARD FEATURES AND CONSTRUCTION DETAILS SHEET

KITCHEN

- Kitchen and vanity layout to plans
- Fabuwood cabinets: color white dove
- Kitchen island: white oak
- Counter top: quartz, color white drift

BATHROOMS

- Master vanity: white oak
- All other vanity: white shaker style cabinet with square sink and black faucet
- Primary bath: tiled walk in (Zellige Oat ceramic tile for showers) with glass surround with door
- Second floor bathroom: three wall surround tile (Zellige Oat Ceramic tile for showers) with acrylic base, black shower heads and handle
- All toilets: Kohler with black handles
- All faucets & shower heads: Kohler Vales
- Counter top vanities: quartz, color white drift

FLOORING

- Mercier 4-1/4" hardwood pre-finished white oak-natural select and better
- Life proof carpet in three bedrooms
- Porcelain tile in all bathrooms and laundry room

FIREPLACE

- Heat and glo SL9X-propane With Mantel and black granite

WINDOWS & EXTERIOR DOORS

- Paradigm 8300 series with prairie grid, exterior flat vinyl casing. All window sizes and style are according to plan (**Low E**)
- Front exterior door: Fiberglass /PVC-Black
- Rear exterior door: Fiberglass /PVC-Black

INTERIOR TRIM & FINISH

- Interior walls: drywall mud & tape installation
- Basement: 9' ceilings
- First floor: 9' ceilings
- second floor 8' ceilings
- Primary Bedroom: 10' Ceiling
- Interior doors: Winslow solid core for main areas
- Closets: Winslow Hollow Core
- Pantry: 1 Barn style track sliding door
- Office doors: double unit 15 lite (each side)
- Door hardware and handles: black in color
- Stafford window and door casing
- 4 5/8" crown molding entire first floor
- Dining room: box wainscoting and chair rail
- Baseboard: 5 ¼ speed base
- Built in Mudroom entry cabinetry/coatrack
- Built in primary walk in closet shelving
- Built in pantry shelving
- Built in bedroom closet shelving
- Built in bathroom and coat closets shelving

APPLIANCES

- **Refrigerator:** Thermador 36" stainless steel freestanding french door (freezer bottom), professional series, counter depth
- **Microwave:** Thermador 24" Micro drawer masterpiece, professional series
- **Dishwasher:** Thermador 24" panel ready Emerald stainless steel, professional collection
- **Gas Range:** Thermador 36" Propane Range pro Harmony Professional series (6 burner)
- Range hood: power pack **exhaust fan**

EXTERIOR TRIM & FINISH

- CertainTeed: double 4" and Cedar Impressions Castle stone,
- PVC water table and PVC accents throughout
- Soffit: white vinyl vented and solid
- White gutter system
- Perimeter drains

STAIRS

- White oak treads with pine (painted) risers, white oak handrails and black balusters

BASEMENT/FOUNDATION

- Poured concrete with full perimeter floor drains
- 10" wide poured foundation walls
- 3,000 lbs PSI
- **Fire suppression system**
- Passive radon pipe
- Walkout with sliding door
- Triple window

BUILDING SPECIFICATIONS



STANDARD FEATURES AND CONSTRUCTION DETAILS SHEET

HVAC

- All dryer, fan and exhaust venting to outside
- Propane tank 500 gal buried (side yard)
- **Bosch gas furnace with heat pump, up to 96% AFUE heating efficiency, energy star rated**

ELECTRICAL

- Recessed lighting through entire house
- 4 chandeliers inside
- 2 Pendant lights above island
- One exterior chandelier farmer porch
- Car changer hook up in garage
- Ring Doorbell
- Electrical wiring: plugs, lights, and switches per code
- 200 AMP service panel and circuit breakers
- Smoke and CO detectors to code
- Exhaust fan installed in all bathrooms and kitchen
- Exterior house outlets
- Exterior house lanterns 5
- Cat5 Wiring

GARAGE DOORS

- Thermacore 9x8 model 5740 long vertical doors. Color to be white with top section glass with Stockton 2-8 inserts. Standard radius tracks with torsion springs, to be fully weather stripped with spear decorative hardware. Price includes installing (3) model 2220L Liftmaster DC chain drive openers with 3-remotes, 3-wall buttons, safety photo eyes, built in camera and WIFI ready.

INSULATION

- Ceiling: blown in cellulose R49
- Second floor exterior walls: 5.5" of open cell spray foam R21
- First floor walls: 5.5" open cell spray foam R21
- Garage Ceiling: fiberglass R 30 kraft
- Garage exterior walls: 5.5" open cell spray foam R21
- Air sealing window and doors
- Fire blocking and any caulking penetration with fire intumescent caulking or mineral wool where needed

FRAMING

- Sills: pressure treated 2x6 with foam sill sealer between foundation and sill
- Floor joist: 2x12
- Floor sheathing: ¾" Advantech lounge and groove
- Exterior walls: 2x6 construction 16" O.C.
- Exterior sheathing: zip panel system
- Interior walls: combination of 2x6 and 2x4 16"O.C.
- Ceiling Joist: 2x10 16" O.C.
- Rafters 2x10 12"O.C.
- Roof sheathing: Zip system
- Venting-Ridge: vent and soffit vent
- *Floor joist, ceiling joist, LVLs, and rafters are sized to local and national building codes*

UTILITIES

- ELECTRIC: Liberty Utilities
- PROPANE: Proulx
- CABLE: Comcast
- WATER: Skillings water

PLUMBING

- Whole house: Pex piping for all water line, PVC pipping and steel pipe for gas hook ups.
- 1 Rinnai Hot Water on demand heaters
- All gas piping to and venting All necessary gas piping, LP conversions and associated venting work for[1]1- Gas range 1- Fireplace 1- Water heater 1- Basement furnace
- *All bathroom and kitchen water and drains to local and national building codes*

LANDSCAPING

- Walkway: Cambridge Paver Ledgestone with coal boarder
- Hydro seed
- Landscaping

DECKING

- Fiberon composite decking 1x6 with hidden fasteners: color Bungalow
- PVC trim
- 4 White square columns 9.5"

WATER & SEWER

- Septic approved 4 bedroom (see plans)
- Well: private (see well data and water quality/quantity report) as per the Town of Pelham NH Town Ordinance.

ROOF

- 30 year architectural shingle with ridge vent

BUILDING SPECIFICATIONS



SAMPLE FINISHES & MATERIALS

FLOOR TILE



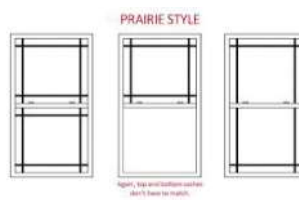
SHOWER TILE



CASINGS



WINDOW STYLE



KITCHEN CABINETS



KITCHEN ISLAND



DOOR STYLE



FRONT DOOR



KOHLER FIXTURES



THERMADOR PROFESSIONAL SERIES

REFRIDGERATOR



GAS RANGE



DISHWASHER



DRAWER MICROWAVE



BUILDING SPECIFICATIONS



BOSCH GAS FURNACE WITH HEAT PUMP

*This home features a premium **Bosch hybrid heating system with smart technology** designed for exceptional comfort and long-term energy savings. High-efficiency performance, intelligent variable output, and whisper-quiet operation work together to reduce energy use while maintaining steady, even temperatures year-round. Lower your monthly heating and cooling costs without sacrificing comfort.*

INSTALLATION OF A BOSCH GAS FURNACE AND HEAT PUMP

- Outdoor unit - BOVA
- Indoor Coil - BMAC
- Gas Furnace - BGH96
- Thermostat - Ecobee 3 Lite Pro

FURNACE FEATURES:

- Up to 96% AFUE heating efficiency. Energy star rated
- 5-year parts limited warranty, 20 year heat exchanger limited warranty
- Reliable, proven two-stage design
- 2 stage gas valve with x13 ECM motors for all models for quiet and efficient operation
- Hot-surface ignition for dependable operation
- Durable aluminized steel tubular heat exchanger and stainless-steel secondary heat exchanger
- BOVA20 heat pump, reaching up to 19 SEER
- Low profile cabinet construction allows for installation in tight spaces.
- The cabinet is painted galvanized steel with an anti-rust coating, that passes a 500 hours salt spray test
- LED fault diagnostics for quick and easy service calls

HEAT PUMP FEATURES:

- The air coil design provides exceptional heat transfer and low air-resistance for high-efficiency operation that can help lower your energy costs
- The direct-drive fan blades provide vortex suppression to reduce sound of airflow exiting the condensing section, thereby retaining relatively low noise at high speed - with sound levels as low as 56 dBA
- The high-efficiency variable capacity inverter compressor can adjust output to any level between 25% and 110%. to perfectly cool and heat your home using minimal energy for maximum comfort
- The condensing units come standard with an electronic expansion valve (EEV) to ensure proper refrigerant flow during all conditions in order to optimize the unit's process to the highest efficiency possible

