

17 CARMEL ROAD

PELHAM, NH 03076

3,347 Square Feet


REYES HOME TEAM
REAL ESTATE GROUP



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REYES HOME TEAM | real

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KITCHEN



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BATHROOMS

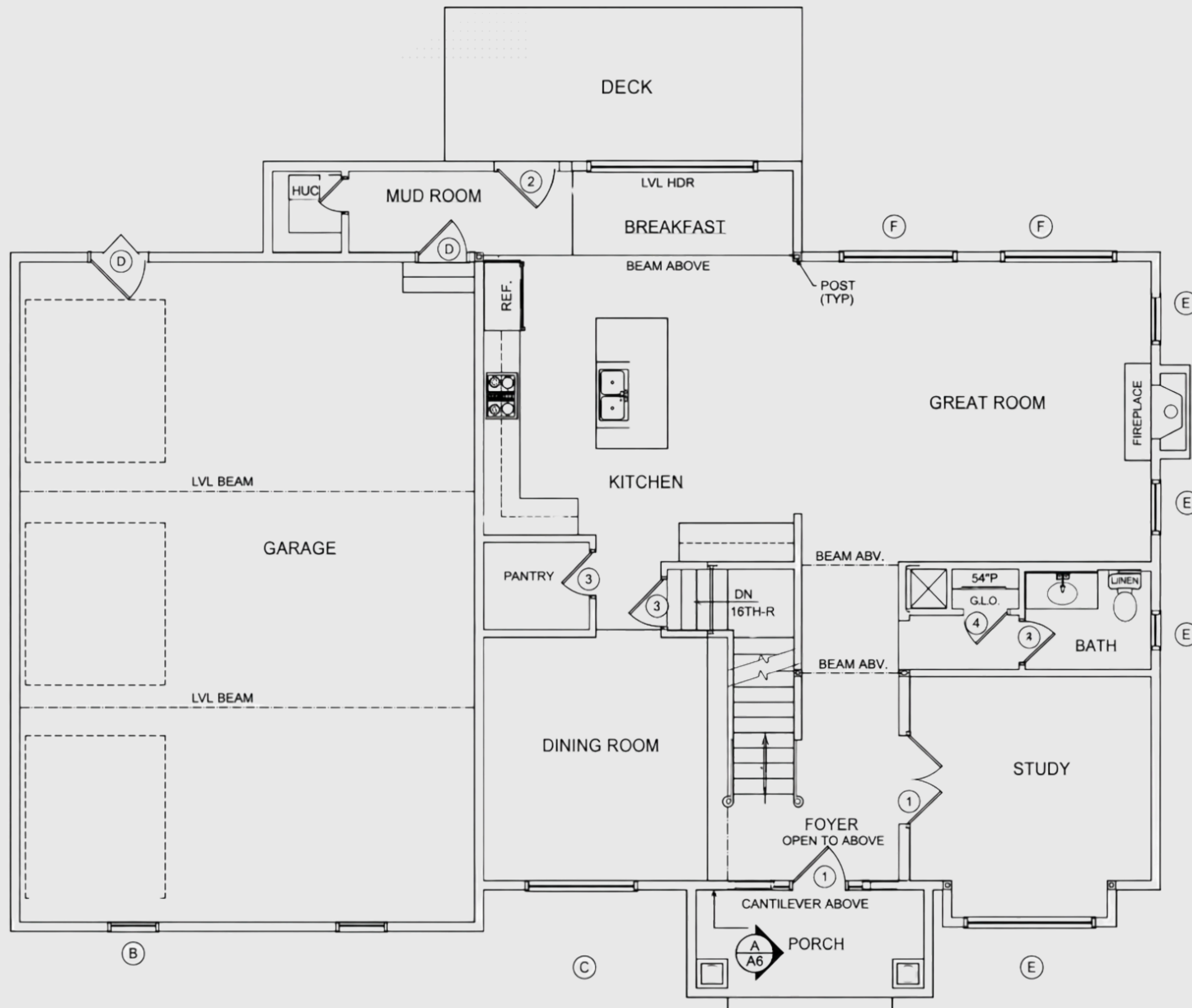


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FIRST FLOOR



- 3 Car Garage
- Deck
- Kitchen
- Living Room
- Dining Room
- Study Room
- Quartz Countertops
- Walk-in Pantry
- Thermador appliances
- Grand Fireplace
- Two-tone Cabinetry
- Hardwood Floors

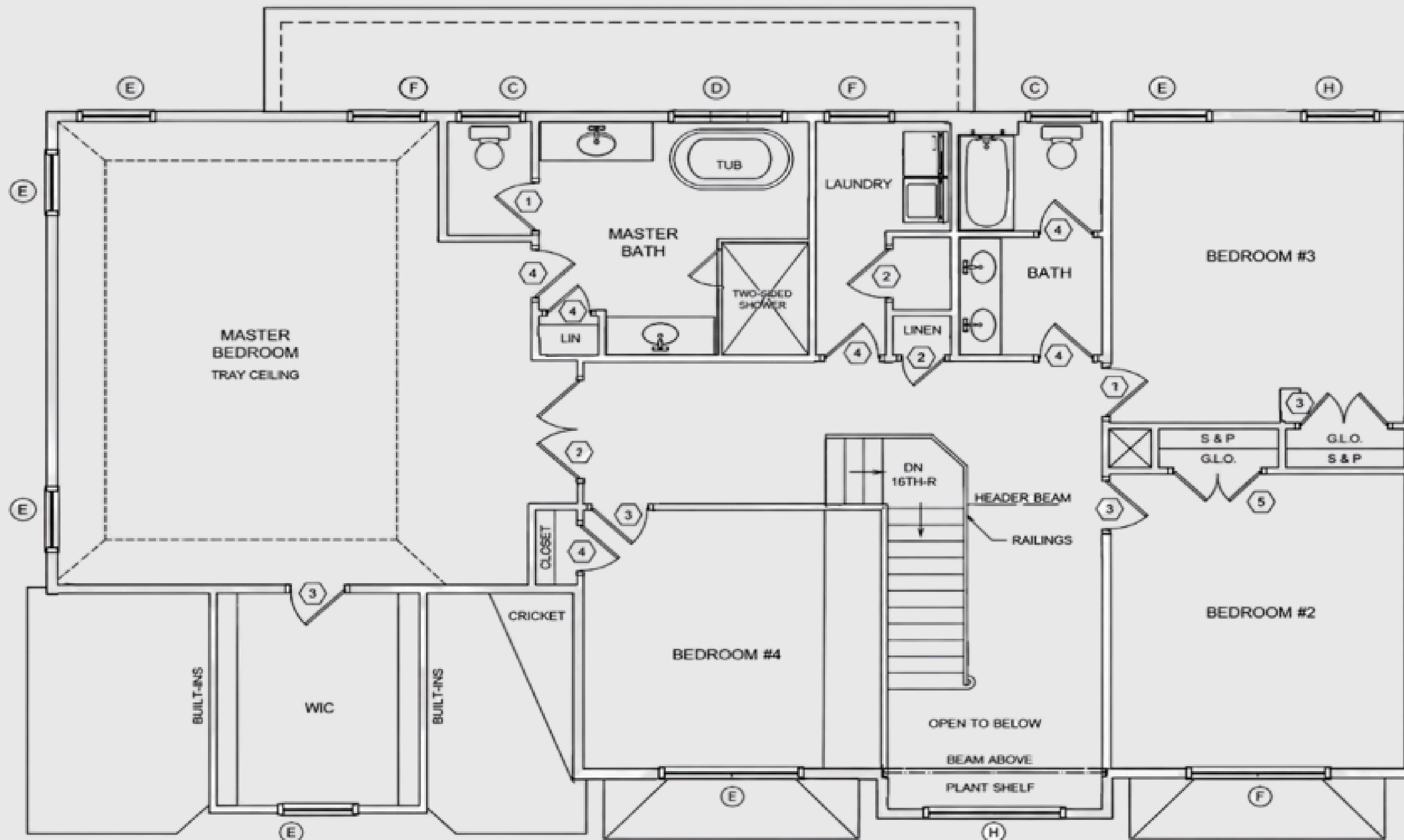
***Builder reserves right to change specifications & building plans. These specifications are intended to include all labor materials, and services necessary for construction.

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SECOND FLOOR



- 4 Bedrooms
- Master Bedroom: Walk-in closet, tiled shower
- 2nd Floor Laundry
- Energy-efficient heating systems
- Low-E windows
- Hot Water
- Bathroom

BUILDING SPECIFICATIONS



Standard Features and Construction Details Sheet

KITCHEN AND CABINETS

- Kitchen and vanity layout to plans
- Fabuwood cabinets: color white dove
- Custom oven hood: color white dove
- Master Vanity: color white oak
- All other vanity: white shaker/color style cabinet with square sink and black faucet

FLOORING

- Hardwood ¾" thick prefinished color White Oak
- First floor and second floor hallway master bedroom
- Carpet in three bedrooms life proof
- Porcelain Tile in all bathrooms and laundry room

WINDOWS & EXTERIOR DOORS

- Black exterior/ white interior National Vinyl (single cross grid), exterior flat white vinyl casing. All window sizes and style are according to plan
- Front exterior door- Black single door with transom and sidelights-Fiberglass/PVC
- Rear exterior door- Black Fiberglass/PVC

BATHROOMS

- Master tiled walk in with Glass surround with door
- Second floor bathroom three wall tiled to ceiling.
- Black Kohler shower head and handle
- All toilets Kohler with black handles

FIREPLACE

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

CLOSETS BY DESIGN

- Built in master walk in closet shelving
- Built in pantry shelving
- Built in bedroom closet shelving
- Built in coat closet shelving

COUNTERTOP

- Kitchen countertop and backsplash Quartz color white drift.
- All vanity tops-white drift

BUILDING SPECIFICATIONS



Standard Features and Construction Details Sheet

INTERIOR TRIM & FINISH

- Interior walls Drywall mud and tape installation
- Basement 8' ceilings
- First floor 9' ceilings
- Second floor 8' ceilings
- Master Bedroom-raised hip ceiling
- Interior doors- Two panel shaker solid core main living-hollow core closets
- Office doors double unit 10 lite (each side)
- Door Hardware and handles Black in color
- Stafford window and door casing
- 4 5/8" crown molding first floor
- Dining room box wainscoting and chair rail
- Baseboard 5 1/4 square
- Built in Mudroom entry cabinetry
- Black fixtures

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" siding and board and Batten with PVC Trim-Color Castle stone
- PVC water table and PVC accents throughout
- Soffit white vinyl vented and solid.
- White Gutter system

STAIRS

- Oak treads with pine (painted) risers, Oak handrails and Black balusters

BUILDING SPECIFICATIONS



Standard Features and Construction Details Sheet

HVAC

- All Dryer, fan and exhaust venting to outside
- Make up air damper with pressure switch
- Propane tank 500 gal buried

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
- Foundation-water proofing
- Air sealing window and doors
- Fire blocking and any caulking penetration with fire intumescent caulking or mineral wool where needed

ELECTRICAL

- 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
- Recessed lighting through entire house, 2 chandeliers inside, 2 Pendant lights above island, 2 fireplace scones, One exterior chandelier farmer porch
- Ring Doorbell
- Exterior house outlets
- Under cabinet lighting
- Cat6 Wiring
- Car changer hook up in garage-roughed and plated

DRIVEWAY

- Side load garage driveway. Final driveway design will be completed once grading and foundation layout is complete.

UTILITIES

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

LANDSCAPING

- Will include final grading and Cambridge paver charcoal border front walkway
- Granite Mailbox post with mailbox and hydroseed.

DECKING

- Fiberon composite decking 1x6 with hidden fasteners
- PVC trim
- 2 White square columns with stone accent at base

BUILDING SPECIFICATIONS



Standard Features and Construction Details Sheet

FRAMING

- Sills: pressure treated 2x6 with foam sill sealer between foundation and sill
- Floor joist: 2x12
- Floor sheathing: 3/4" 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

PLUMBING

- Whole house Pex piping for all water line, PVC piping and steel pipe for gas hook ups.
- 1 Navien/Rinnai Hot Water on demand heater
- 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 Attic furnace
- All Bathroom and Kitchen water and drains to local and national building codes
- Kohler Brand Toilets
- Kohler Vales faucet and shower heads
- Pot filler for kitchen

GARAGE DOORS

- (3) model 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.**

WATER & SEWER

- Septic approved 4 bedroom (see plans)
- Well: private: Skillings 15 gallon per min

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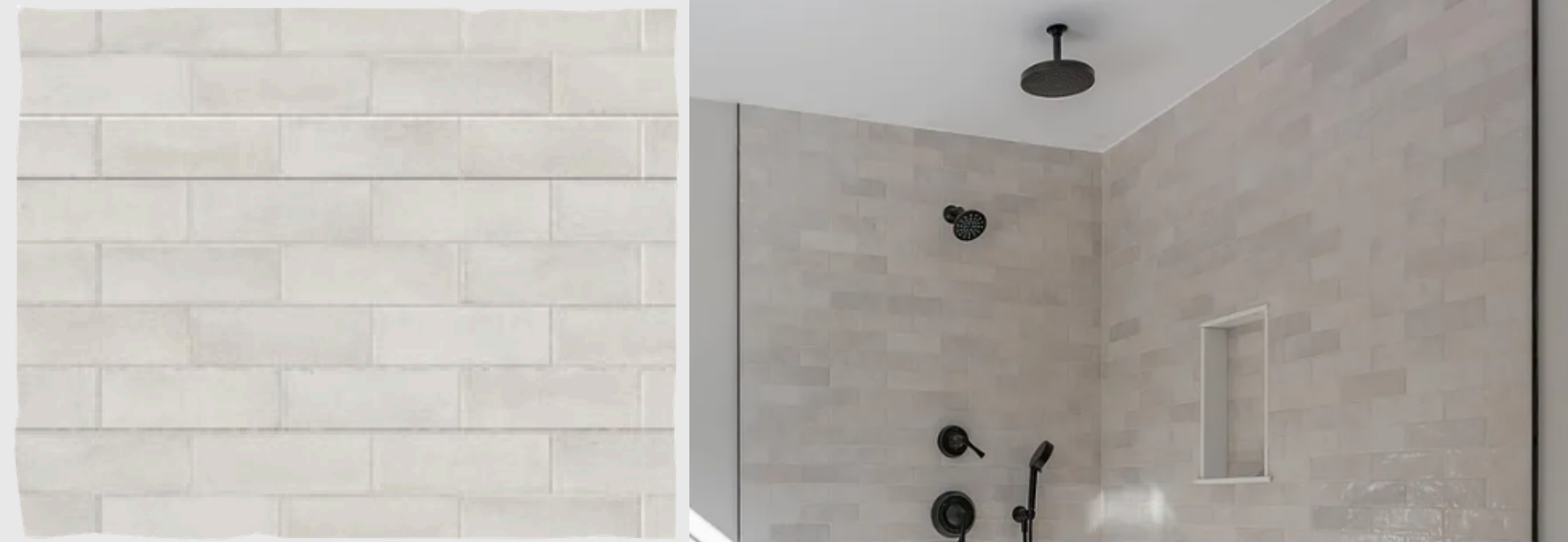


Sample Finishes & Materials

FLOOR TILE



SHOWER TILE



FIRE PLACE



WINDOW AND DOOR CASING



BATHROOM FAUCET



STAIRS

- Oak treads with pine (painted) risers, Oak handrails and Black balusters

BUILDING SPECIFICATIONS



Thermador Professional Series

REFRIDGERATOR



GAS RANGE



DISHWASHER



MICROWAVE



KITCHEN APPLIANCES, CABINETRY AND LAYOUT

