



NEW HOME SPECIFICATIONS

SAMPLE

Date: 0/0/0

NEW HOME SPECIFICATIONS

CLIENTS NAME: _____

BUDGET BREAKDOWN	
Base Price	
Finished Basement (Per Plan)	
½ Bath Main Floor (Per Plan)	
Total Sales Price	
INITIAL:	DATE:

SAMPLE

Upgrades & Selection Changes

The following specifications are listed for the base model. All changes, customizing & upgrades will be shown on the following documents: Floor Plans, Project Cost Summary Breakdown, Additional Attachments, and/or Contractor Foreman Customer Login. Such documents will serve as an addendum to the contract.

Any change to these specifications and/or floor plans will directly affect the above base price. Any allowance item that incurs additional costs will be passed on to the home buyer. Any allowance item that results in savings will be passed on to the home buyer.

NEW HOME SPECIFICATIONS

NAME OF PLAN: MACOUN



SA

Northeast Classic Builders, LLC
58 Oak Trail, Bolton, MA 01740
info@necbpro.com ~ www.necbpro.com

FLOOR PLANS

TABLE OF CONTENTS

Floor Plans.....	5
Project Summary	8
New Construction Warranty.....	9
Construction Documentation.....	9
Insurance	9
Utilities.....	9
Tree Clearing and Lot Preparation	9
Jobsite Cleanliness	9
Foundation.....	10
Framing.....	10
Roof.....	10
Windows	10
Exterior Doors.....	11
Garage Doors.....	11
Exterior Finishes	11
Plumbing	12
HVAC	14
Fireplace.....	14
Electrical/Lighting.....	14
Lighting Allowances.....	14
General Electrical Specifications.....	14
General Low Voltage Specifications.....	14
Low Voltage.....	14
Lighting Floor Plans.....	16
Lighting Worksheet.....	18
Insulation.....	19
Drywall	19
Paint.....	19
Interior Doors	20
Interior Trim.....	20
Shower Surrounds.....	22
Cabinets.....	23
Countertops	24
Tile Backsplashes.....	24
Mirrors/Glass.....	24
Flooring.....	25
Change Orders.....	25
Appliances.....	26
Weather-stripping.....	26
Landscaping	27
Concrete Flatwork.....	27
Allowance Schedule	28
Options Not Included.....	29
Notes.....	30

FLOOR PLANS

FIRST FLOOR

SAMPLE

FLOOR PLANS

SECOND FLOOR

SAMPLE

FLOOR PLANS

LOWER LEVEL

SAMPLE

New Home Specifications

PROJECT SUMMARY	
Project Name	
Project Address	
Floor Plan	THE MACOUN
Square Footage of Finished Area	2009
Square Footage of Bonus Area	
Bedrooms	2
Bathrooms	Main Floor (2) Full

****Room sizes are approximate****

ROOM	SIZE
Foyer	
Dining	
Great Room	
Kitchen	
Pantry	
Laundry	
Mudroom	
Main Bed	
Main Bath	
Main Closet	
Bedroom 2	
Hollywood Bath 1	
Office 1	
Sitting Room	
Hollywood Bath 2	
Family Room	
Rear Porch	

NE Classic Builders, LLC hereinafter referred to as the "Contractor" or "NECB."

THE BUILDING plans, elevations, sections, and detail drawings, together with these specifications, are to form the basis of the contract and are to be of equal force. Should anything be mentioned in these specifications and not shown in the drawing, or vice versa, the same shall be followed as if outlined in both, as it is the intent of these specifications and accompanying drawings to correspond and to embody every item and part necessary for the completion of the structure. No consideration will be given to any items discussed during planning stages, but not specifically shown on plans or specifications. No "assumption" will be made that any item or article is included unless noted on plans or specifications.

All permits necessary for the completion of the project are included. The contractor reserves the right to implement products of equal or greater value when the specified product cannot be received promptly, or an unforeseen problem arises during the construction process. All left over material will be returned to the applicable supplier. Any material that is not returnable shall remain the contractor's property and is not to be removed from the job without the written consent of the contractor.

(1) Synthetic carpets, like nylon, polyester, triexta, and polypropylene; synthetic under pad; moisture barrier, heavyweight cut pile, cut loop, or high-level loop carpet should be at least 1/4 inch thick and have a density of 6 pounds per cubic feet. Needs to be made for high moisture environments.

NEW CONSTRUCTION WARRANTY

NECB provides a one-year construction Limited Warranty starting on the date the home purchased is closed at title. Warranty documents can be made available for additional details. The one-year construction Limited Warranty will cover continued touch-ups, readjustments, and other cosmetic issues. The Limited Warranty provided that no other express or implied warranty is being provided and that NECB will not be liable for any consequential damages.

CONSTRUCTION DOCUMENTATION

Prior to construction, NECB provides a set of detailed construction blueprints on 11 x 17 size paper.

NECB also provides a site layout and landscape plan if required by the city or subdivision.

Landscape plan will be provided to buyer prior to installation (at owner request).

NECB obtains all required building permits and subdivision approval prior to commencing construction.

INSURANCE

NECB provides liability and workman’s compensation insurance in full until completion of the home.

NECB also provides course of construction insurance for the home for the duration of the project until the sale is complete.

UTILITIES

Utilities & laterals are determined on a per plan basis.

NECB provides a 3/4” or 1” water tap to the house through the appropriate water company or well. Upon completion of construction, NECB turns the account with the water company directly over to the Owner.

NECB provides a temporary electrical meter during construction of the residence. NECB will also provide the permanent meter and underground or overhead service lines at the appropriate times during construction. Upon completion of construction, NECB turns the account with the electrical company directly over to the Owner.

NECB provides a natural gas or propane tap and meter (assuming natural gas line is stubbed to lot) as well as a yard line from main connection to the meter. Upon completion of construction, NECB turns the account with the gas company directly over to the Owner.

TREE CLEARING AND LOT PREPARATION (If Applicable)

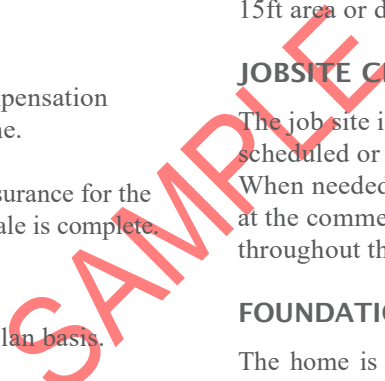
At the owners’ expense, NECB will remove all trees and stumps from the building area of the home. No trees within 15’ of the home’s foundation will remain. Trees will also be removed for driveway placement and other requirements according to the building plans. Should the Owner want to clear any additional trees, a price must be agreed upon before beginning any other construction work. A signed change order and payment will be required for anything outside the 15ft area or driveway placement.

JOBSITE CLEANLINESS

The job site is properly maintained with regular trash scheduled or phased trash hauls and broom-swept interiors. When needed, a temporary restroom facility is placed on-site at the commencement of construction and remains throughout the entire project.

FOUNDATION

The home is to be built with a basement foundation under the main floor living area with concrete slab for the basement and garage floor. Foundation wall height shall be 8’. Exact details and sizing can be found on construction plans (window block-outs and white metal window wells per plan.) A French drain will also be installed around the perimeter of the foundation/ footing system. A waterproof tar membrane will be installed on the exterior of the foundation walls prior to backfill. All foundation work conforms to local building standards and current code.



See

FRAMING

FLOOR The main floor joists will be framed with 9 1/4" TGI/ I-joists spaced at 16" or 12" on center or 2x10 KD per code; with 50-year 7/8" Advantech decking installed on top. The decking is glued down using Advantech foam glue. All joints will be properly supported on floor joists. The basement floor will be poured concrete with smooth finish.

NECB uses an advanced framing method through Advantech by using upgraded I Joists, superior Advantech sub floor and a foam polyurethane glue for a stronger floor system. Advantech warranties a squeak proof floor through this system.

WALLS All exterior walls, unless otherwise noted, are framed with 2x6 wood studs spaced at 16" in the center. Basement "down walls" and walkout are 2x6 framed walls. Interior walls will be framed with 2x4 wood studs spaced at 16" in the center. The exterior walls are sheathed with 7/16" OSB sheathing or smart siding nailed per code. The main floor ceiling height varies by plan, with taller portions at vaulted areas drawn and noted on building plans. The second-floor height will be 8' tall in living areas. (If Applicable)

ROOF The roof will be constructed out of Douglas fir or other suitable species of lumber, where several quality control systems have been set in place if trusses are used, otherwise constructed to plan stick framed per code.

A state-certified engineer has reviewed all framing of the structure and meets or exceeds all current standard codes. Advanced framing techniques are utilized during framing. Refer to the plan for all other framing details or layouts.

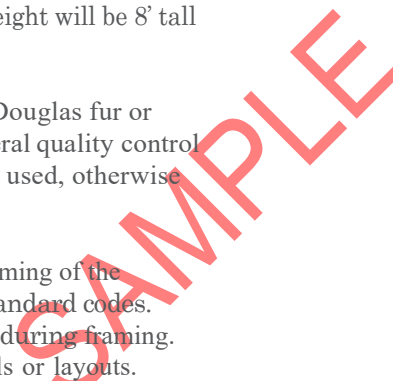
ROOF

- FELT: 15 lb. synthetic felt nailed down with 1" plastic cap nails. ICE & WATER SHIELD: Installed on eaves
- DRIP EDGE METAL: Installed on all edges
- FLASHING: 4x4" continuous L metal installed at all roof to wall intersections
- SHINGLES: Architectural Lifetime
- ROOF VENTS: Installed as required.

WINDOWS

- NECB standard installs a low maintenance widows according to design plan.
- Windows with advanced Low-E Double pane Insulating Glass

** Review Floor Plans for the following details: Window Locations, Size, Operation, and Quantity.*



EXTERIOR DOORS

EXTERIOR DOORS					
Room Location	Size	Type	Material	Finish	Notes
Front Entry	3'0" x 6'8"	Single Door	Insulated Fiberglass	Painted	
Main Floor Rear	8'-4" X 6"-8"	Sliding Door	Insulated Fiberglass	Painted	
Basement (Floor Plan Pending)	5'0" x 6'8"	French Door	Insulated Fiberglass	Painted	Screen Door
Screen Porch	3'0" x 6'8"	Single Door	Insulated Fiberglass	Painted	Screen Door

GARAGE DOOR

NECB STANDARD GARAGE DOOR

Double Layer Steel plus Insulation. All doors meet local wind load standards.

doors. Each door will include 1 transmitter, and every home will include 1 outside keypad.

GARAGE DOOR OPENER Motor used for single and double car

GARAGE DOOR DETAILS Garage door may have decorative hinges and handles as selected on (customer login).

GARAGE DOOR					
Door Location	Size	Material	Finish	Opener	Notes
Single Door	16'0" x 8'0"	Polystyrene Insulated Steel	Painted	Yes	

EXTERIOR FINISHES

- Exterior finish to be per plan & development - paint grade Hardie or LP plank/shingle
- The actual stone series and color are to be determined during selections.
- Window/door trim and details (corbels) according to plan elevations.
- Stone accents and details are determined per plan.
-

- Soffit and Fascia to be smart board material with soffits vented as required per code.
- The exterior is wrapped with a house wrap/ vapor barrier (Tyvek) before installing the final exterior finish.
- The home will have full aluminum rain gutters with downspouts as required (color to be determined). The exterior color scheme is to be determined during selections
- according to subdivision-approved color combinations.

PLUMBING

KITCHEN					
Fixture	Size	Brand	Color/Finish	Other	Notes
Main Sink	33" x 20"	TBD	Stainless	Undermount	Double 60/40
Main Sink Faucet		Kohler	Chrome	Top Sprayer	
Dishwasher Hookup	Included				
Ice Maker Line	Included			Refrigerator	

UTILITY				
Fixture	Size	Brand	Specs	Other
Water Heater	On Demand	Navien	Propane	

Laundry Room (Per Plan)					
Fixture	Size	Brand	Color/Finish	Other	Notes

1/2 BATH				
Fixture	Size	Brand	Color/Finish	NOTES
Sink (1)				
Faucets (1)				
Toilet				

PLUMBING CONT.

HOLLYWOOD BATH 1				
Fixture	Size	Brand	Color/Finish	Other
Sink (1)				
Faucets (1)				
Shower/Tub				
Shower Tub				
Toilet				

HOLLYWOOD BATH 2				
Fixture	Size	Brand	Color/Finish	Other
Sink (1)				
Faucets (1)				
Shower/Tub				
Shower Tub				
Toilet				

MAIN BATH				
Fixture	Size	Brand	Color/Finish	Notes
Toilet				
Sinks (2)				
Sink Faucets (2)				
Tile Shower				
Garden Tub				
Tub Filler				
(1) Shower Heads				
(1) Rain Head				

SAMPLE

PLUMBING CONT.

OTHER PLUMBING SPECS

- Home will have ice/water hookups for fridge in kitchen.
- Home comes with a minimum of two exterior frost free hose bibs.
- Gas lines will be ran to each furnace and fireplace

HVAC: BOSCH PERFORMANCE SERIES HIGH-EFFICIENCY PROPANE FURNACE 92% AFUE

- A/C UNITS: NECB will install 13 SEER A/C units (one for each furnace system). Sizing & Number to be determined by HVAC contractor according to load requirements and city inspector requirements.
- FURNACES: The home will have a furnace located in the mechanical room, if a second is required location will TBD. The furnaces will be a minimum 92% efficient unit. Sizing to be determined by HVAC contractor based on size and loads required in home and city HVAC code requirements.
- REGISTERS AND GRILLS: Choice of white or brown color
- THERMOSTATS: A programmable thermostat will be provided inside the home for each furnace.
- GAS LINES: Propane lines - Locations are marked on the plans.
- EXHAUST FANS: Bath exhaust fans are installed in all bathrooms and laundry rooms according to the electrical plan and as required by the code.
- HVAC ZONES (Heating & Cooling): 2, (1) main floor and (1) lower level

FIREPLACE

FIREPLACE				
Location	Size	Surround	Mantel	Hearth
Great Room Model: TBD	40"	TBD - Base will include a #2 Pine Stained Boxed Mantel w/ Stone	Stained wood (boxed)	Hearth Stone below (Option)

ELECTRICAL/LOW VOLTAGE/LIGHTING ALLOWANCE

LIGHT FIXTURE ALLOWANCE	
Whole House	

FIXTURE ALLOWANCE NOTES:

- Can lights be provided by the builder and will be shown in plan
- Outlets installed per code.
- Light fixture worksheet will be provided.
- NECB will order all lights.
- Buyers can work with a lighting house or find lights online at www.build.com.
- Upstairs Bedrooms pre-wire only for fans - fan installation is an additional cost (If Applicable)

GENERAL LOW VOLTAGE SPECIFICATIONS	
Panel Location	Not Included
Security	Not Included
Security Control Panel	Not Included
Intercom	Not Included
Home Automation	Not Included

GENERAL ELECTRICAL SPECIFICATIONS	
Service Type	Underground
Service Size	200 amp
Panel Location	Garage and/or Basement

LOW VOLTAGE

Base price includes up to (10) internet & TV connections. Home buyer decides locations of the (10) low voltage connections. Cat 5e data cables (Not Included) and coaxial wire is standard. Lines are not terminated in a switch or with male ends. - Options Available

ELECTRICAL LIGHTING PLAN

** Lighting quantities are subject to change per plan*

NECB will provide an electrical plan for light placement.

FIRST FLOOR

SAMPLE

SECOND FLOOR

SAMPLE

LOWER LEVEL

SAMPLE

LIGHTING ALLOWANCES

**Lighting quantities are subject to change per plan*

PRELIMINARY LIGHTING ORDER

NECB

Info@cardinalresthomes.com

Job Address: TBD
 Lot# TBD
 Development: TBD
 Client: TBD

	PRIMARY
ALLOWANCE	
ACTUAL	\$0.00
VARIANCE	

Deadline: Drywall

Tax, Bulbs, & Shipping:

PRIMARY ALLOWANCE

RM. LOCATION	DESCRIPTION	STORE	MODEL #	QTY	UNIT COST
Foyer					
Great Room					
Kitchen Island Pendants					
Dining					
Pantry					
Mudroom Hallway					
Master Bedroom					
Master Bath Sconces					
Master Bath Toilet					
Master Closet					
Hall to Master					
Office					
Bedroom 1 (Front)					
Bedroom 1 Closet					
Hollywood Bath 1 Vanity					
Hollywood Bath 1 Flush mount					
Hall to Bedroom 1					
Bedroom 2					
Bedroom 2 Closet					
Bedroom 2 Vanity					
Hollywood Bath 2 Vanity					
Hollywood Bath 2 Flush mount					
Lower Level End of Stairs					
Front Porch					
Garage Lights					
Rear Porch					
Rear Flood Lights					

TOTALS			\$0.00		
				ALLOWANCE	VARIANCE

DRYWALL

- Garage walls/ceilings: 5/8" drywall on walls and ceilings with textured finish.
- House walls: 1/2" drywall with smooth walls
- House ceilings: 1/2" ceiling-specific drywall with hand-dabbed knockdown texture.
- Corner bead: Baby bullnose round or square.

INSULATION

- The whole house air seal and vapor barrier are required per the code.
- Soundproofing around master bedroom wall to common areas, 1/2 bathroom.
- Caulked Sill and fire caulk stud cavities.
- Spray foam around all windows and exterior doors.
- Attic Seal: Foam around all penetrations through the ceilings. Results in a more energy-efficient q home.

Needs to meet HERS Rating

INSULATION		
House Attic	R-60	Blown
Exterior Walls 2x6	R-21	Batts

PAINT

INTERIOR PAINT PACKAGE

2 Wall Colors

1 Enamel Color

1 Stain Color

PAINT CONT.

EXTERIOR PAINT PACKAGE

1 Body Color + 1 Accent Color

1 Trim Color

1 Stain Color

PAINT				
Location	Brand	Application	Paint Sheen	Notes
Interior Walls	Benjamin Moore	Roll	Eggshell	
Trim	Benjamin Moore	Spray	Semi	

INTERIOR DOORS

**Solid Doors Are Standard*

*Please Ref. Final Plan for sizes and locations


INTERIOR TRIM


6 Panel Solid Core Door

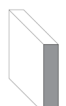
SAMPLE

STAIR DETAILS				
Location	Trim Material	Details	Finish	Notes

INTERIOR TRIM

BASEBOARD				
Location	Trim Material	Details	Finish	Notes
Main Level	Finger Joint Pine	¾"X5.5"	Paint Grade	

DOOR CASING				
Location	Trim Material	Details	Finish	Notes
Main Level	Finger Joint Pine	Entire Frame ¾" X 3.5"	Paint Grade	

WINDOW CASING/TRIM				
Location	Trim Material	Details	Finish	Notes
Main Level	Finger Joint Pine	Entire Frame	Painted	

DETAIL TRIM TBD/PER PLAN				
Location	Trim Material	Details	Finish	Notes
Kitchen, Dining, Master Bedroom	Finger Joint Pine	Crown	Painted	FOYER, GREAT ROOM, DINING, KITCHEN, MAIN BEDROOM
Mudroom Lockers	Plywood, #2 Pine	Face Frame	Painted/Stained Bench	Per Plan

INTERIOR TRIM CONT.

MISCELLANEOUS BUILT-INS: TBD/PER PLAN				
Location	Trim Material	Details	Finish	Notes
TBD				
TBD				
TBD				
TBD				

SHELVING PACKS				
Location	Material	Specifics	Finish	Notes
Coat Closets				
Bedroom Closets				
Linen Closets				
Pantry				
Master Closet				
Laundry				

SHOWER SURROUNDS

SHOWER SURROUNDS				
Location	Material	Specifics	Finish	Notes
Main Bathroom	Shower Walls	Level 1 Tile	8' Tall Surround	Full Tile Walk-in: Recessed Niches
Main Bathroom	Shower Floor	Level 1 Tile	Waterproofing	
Hollywood Bath 1	Tub Walls	Level 1 Tile		
Hollywood Bath 2	Tub Walls	Level 1 Tile		

SAMPLE

CABINETS

- Exact layout and design according to plans.
- Cabinet layout/elevations will be approved by buyers prior to installation.

**See Allowance Schedule on page 22*

CABINETS			
Location	Stain	Glaze	Other
Kitchen	Stained or Paint	No	Real Wood
Main Bath	Paint	No	
Hollywood 1	Paint	No	
Hollywood 2	Paint	No	
½ BATH	Paint	No	
Laundry	Paint	No	

KITCHEN DETAILS

KITCHEN DETAILS				
Location	Material	Height	Size	Notes
Kitchen Hood				
Kitchen Uppers				
Kitchen Island				
Kitchen Lowers				

SAMPLE

COUNTERTOPS

COUNTERTOPS				
Location	Material	Allowances	Edge Profile	Notes
Master Bath				
Hollywood Bath 1				
Hollywood Bath 2				
Kitchen				
Laundry				
½ Bath				

BACKSPLASHES

BACKSPLASHES			
Location	Allowances	Height	Notes
Master Bath			
Hollywood Bath 1			
Hollywood Bath 2			
Kitchen			
Laundry			
½ Bath			

MIRRORS/GLASS

MIRRORS			
Location	Type	Details	Notes
Master Bath			
Hollywood Bath 1			
Hollywood Bath 2			
1/2 Bath			
Master Closet			

FLOORING: TBD / PER PLAN

FLOORING				
Location	Material	Allowances	Details	Notes
Mud/Back Entry	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Laundry	Tile			
Sitting Room	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Pantry	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Kitchen/Breakfast	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Dining	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Main Closet	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Main Bath	Tile			
Main Shower	Tile			
Main Bedroom	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Great Room	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Office 1	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Foyer	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Bedroom 2	Hardwood		5in X 3/4in	Brazilian Oak, Amber
Hollywood Bath 1	Tile			
Hollywood Bath 2	Tile			

SAMPLE

CHANGE ORDERS

Once construction has commenced all changes to the Standard Choices or Plans will result in a change order or will be priced accordingly.

Keep in mind plans have been drawn, and designed to coordinate over 25 subcontractors to finish one product. A change that seems small can affect many trades down the line. Changes will directly affect the schedule.

APPLIANCES:

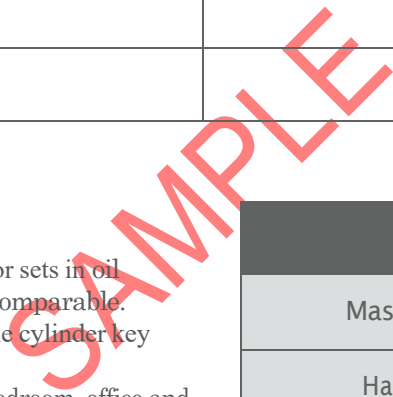
APPLIANCES				
Appliance	Make	Model	Finish	Notes
36" Cooktop	Thermador	CET366YB	Stainless Steel	Electric
Tub Dishwasher	Thermador	DWHD560CFP	Stainless Steel	
Combo Wall Oven	Thermador	POM301W	Stainless Steel	w/ Microwave
French Door Fridge	Thermador	T36FT820NS	Stainless Steel	
Hood	TBD	TBD	Stainless Steel	

SHOWER DOORS			
Location	Type	Hardware	Notes

Shower doors are not included.

HARDWARE

- NECB will install knob style oval shape door sets in oil rubbed bronze. Brand to be Kwikset or comparable.
- All exterior doors are double bored for single cylinder key locks and deadbolts.
- Privacy door set locks are installed on all bedroom, office and bathroom doors.
- Bath hardware to match selected hardware finish.



BATH HARDWARE ALLOWANCE	
Master Bath	(1) Towel, Hand Towel, Toilet Paper
Half Bath	Toilet Paper, Hand Towel
Hollywood Bath	Toilet Paper, (2) Hand Towels, Towel Bar
Secondary Bath	Toilet Paper, Hand Towel, Towel Bar

DOOR & CABINET HARDWARE		
Location	Style	Finish
Bath	Knob	ORB/Stainless
Closet	Knob	ORB/Stainless
Handle Set w/ Deadbolt	Front Door	ORB/Stainless
Deadbolt	Ext. Doors	ORB/Stainless

WEATHER-STRIPPING

- Prefabricated weather stripping is used on all exterior doors.
- All exterior doors come with a custom fit threshold installed, which matches the color of the finish hardware.

LANDSCAPING

Landscape - **See Allowance Schedule on page 28*

Hydro Seeded

Irrigation - Included in Base for Mallard Lane

- NECB will provide full-yard landscaping
- Beds are to be prepped with mulch.
- Shrubs and (1) tree per plan are included in the allowance.

CONCRETE FLATWORK

Concrete Flatwork:

- Concrete flatwork dimensions will be provided according to the plan.
- There will be expansion joints every 10' to 15' or as required.

CONCRETE FLATWORK			
Location	Finish	Color/Stain	Other
Garage Floor	Power Troweled	None	Sloped w/ #2 Rebar 1' O.C.
Basement Floor	Power Troweled	None	6 Mil Plastic

All concrete is power washed at closing, basements are buffed and sealed.

NOTES: _____

.....

SAMPLE