

## Home Specifications

- *Onsite well and septic with private driveways*
- *Poured concrete foundation and floor*
- *Stick Built- 2x6 construction*
- *Fiberglass insulation- R-38 ceilings, R-19 walls*
- *30 year dimensional roof shingles*
- *Maintenance free vinyl siding- cedar impressions*
- *Vinyl windows and sliders w/ low-e glass*
- *Forced hot water heat by gas*
- *Porcelain bath fixtures w/ fiberglass tub/shower*
- *W/D hook-up in basement*
- *Stainless steel double bowl kitchen sink*
- *100 amp electric service*
- *Smoke detectors to code*
- *Cable and phone jacks provided and 2 ceiling fans*
- *All interior trim painted*
- *Cabinets- builder choice w/ buyer choice of finish*
- *Laminate tops – many colors to choose from*
- *All interior trim paint grade w/ 6-panel masonite doors*
- *\$20 per yard carpet allowance*
- *Hardwood living/kitchen and tile baths*
- *\$1700 appliance allowance*
- *Small lawn around home w/ the remainder left natural*

## Options

- *Carriage house style- 1 or 2 car garage*
- *Freestanding gas fireplace*
- *Additional tile- \$8 sq.ft.*
- *Additional hardwood- \$8 sq.ft.*
- *Finished basement*
- *Appliance upgrade*
- *Kitchen Island*
- *Storage shed*

*Note: Items listed above will be priced upon request, but must be ordered prior to roof shingling and paid in advance..*

*Reservation Form*  
*For*  
**Banfield Hollow Acres**  
*Madison, N.H. 03849*

The undersigned \_\_\_\_\_  
of \_\_\_\_\_  
telephone #( home ) \_\_\_\_\_  
hereby reserves Unit # \_\_\_\_\_ at **Banfield Hollow Acres**  
located in Madison, N. H. and the enclosed check # \_\_\_\_\_ in the amount of \$500  
as my good faith deposit. Such deposit shall be held in escrow until *Purchase and Sale Agreement* is executed.

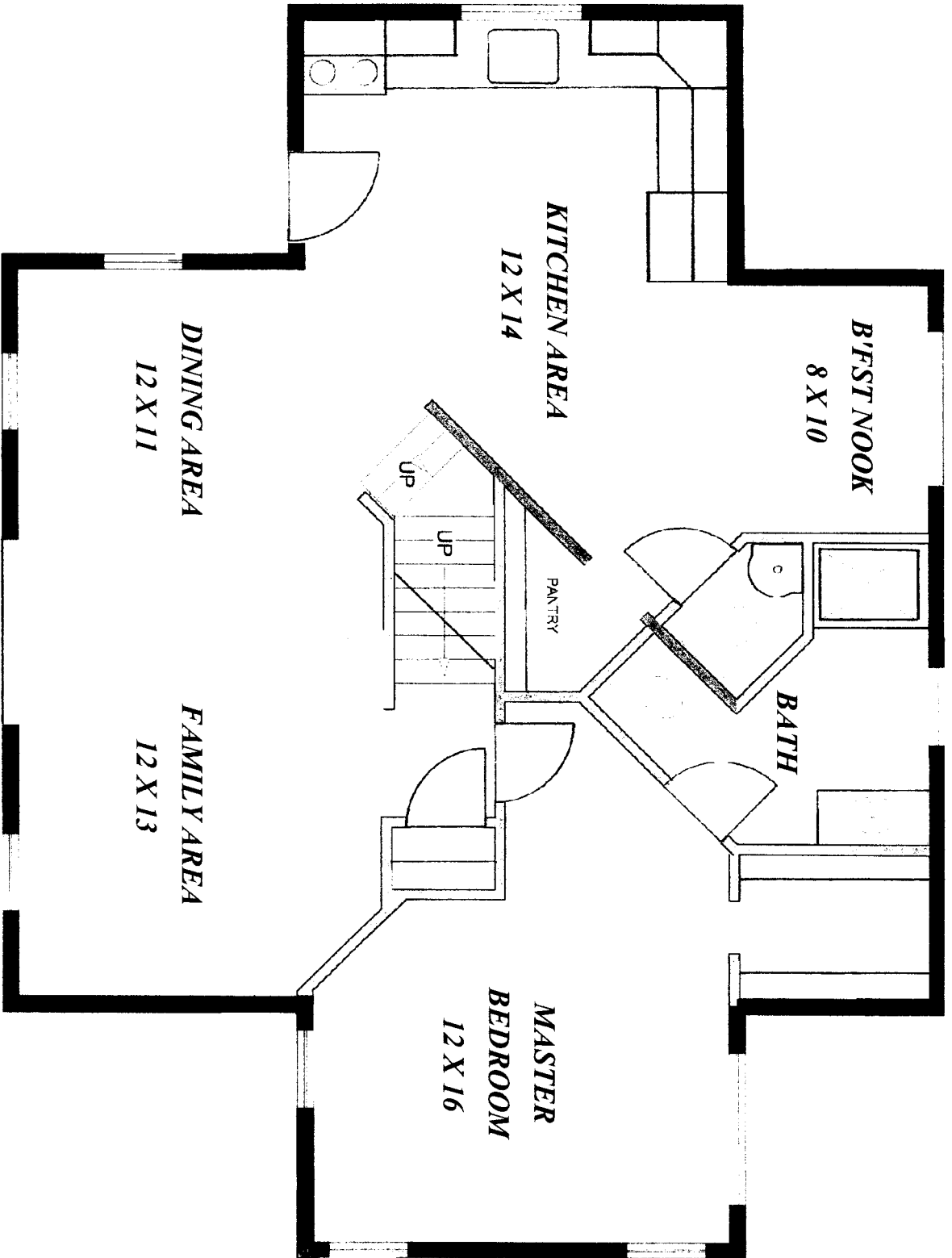
We understand that Townhouse Unit # \_\_\_\_\_ will be reserved for \_\_\_\_\_  
days from the original date of this document, subject to a mutual and satisfactory  
*Purchase and Sales Agreement* by both Buyer and Seller. After said date, both Buyer and  
Seller shall review all the options and proceed with the *Purchase and Sales Agreement* or  
withdraw the Reservation. If the Buyers withdraw their reservation or the Buyer and  
Seller cannot reach a reasonable *Purchase and Sales Agreement* within the allotted time,  
then the Seller will return the amount given as a good faith deposit within 14 days.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

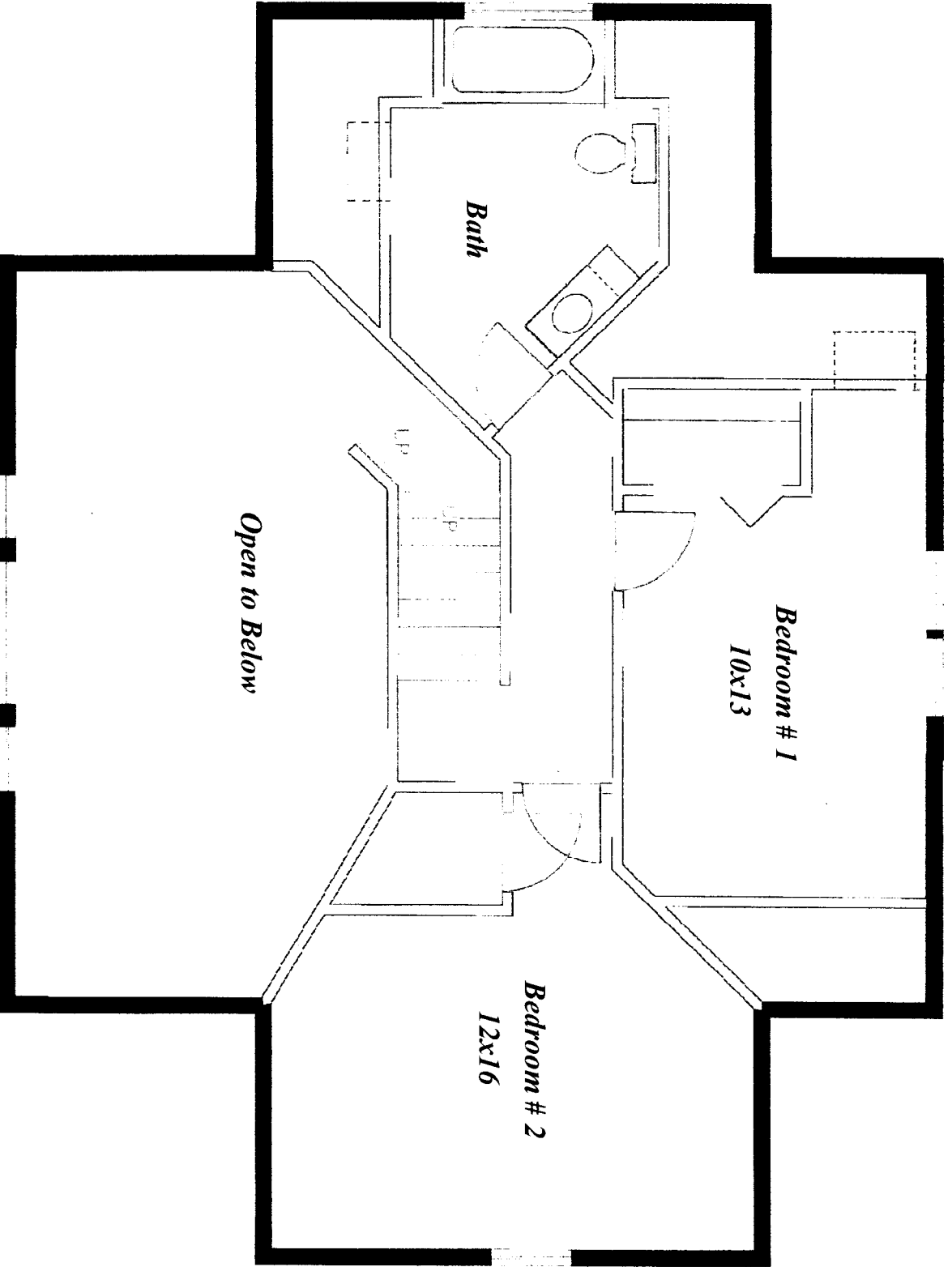
\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller



**FIRST FLOOR PLAN**

**928 sq.ft.**



**SECOND FLOOR PLAN**

**525 sq.ft.**

## BANFIELD HOLLOW SPECS

**Description:** 24' x 29'-4" chalet style home with 2- 8'x14' ells. Cathedral ceilings  
With 3 bedroom and 2 1/2 baths with full basement.

**Sitework:** Tree clear 15' to 40' around home  
On site artesian well ( water conditioner sold separately)  
Private 3 bedroom septic  
Crushed bank gravel driveway

**Foundation:** 8" poured in place concrete foundation with footings  
3 1/2" concrete cellar floors  
4 standard cellar windows

**Structure:** 2x6 exterior walls and 2x10 floor framing  
All framing is to be KD spruce and framed 16" on center  
To meet code requirements.  
Pressure treated lumber will be used where contact to concrete

**Insulation:** R-19 cellar ceiling  
R-19 exterior walls  
R-30 2<sup>nd</sup> floor ceiling

**Roofing:** Dimensional roof shingles- minimum 25 year  
Aluminum drip edge and flashing where required  
Ice and water at eaves and in the valleys  
15# felt remainder of roof

**Siding:** Vinyl siding and soffits  
Full coverage metal on all exterior trim  
Tyvek applied before siding installed

**Doors:** Steel entry with full view glass- 2/8 x 6/8 with entrance lock  
2-6/0 x 6/8 All vinyl sliding patio door

**Windows:** All vinyl windows , including interior w/ low-E glass  
with screens and grills

**Plumbing:** Forced hot water heat by propane gas  
Mansfield toilets and sinks  
Kohler faucets  
Double bowl stainless steel sink in kitchen w/ sprayer  
Fiberglass tub and shower enclosures  
2 outside faucets

Dishwasher hook up provided  
Washer and dryer located in basement  
All plumbing will consist of pex tubing and pvc drains  
All plumbing done by licensed plumber and will meet code

**Electric:** 100 amp service, light post at driveway entrance  
Provision for washer, dryer, dishwasher, stove, refrig & furnace  
Wiring for phones and catv  
4 Exterior lights 1- flood and 2 outlets  
6 ceiling lights, 2 wall strips above bath sinks and 6 recessed lights  
Smoke detectors to code and 3 bath fans  
2 ceiling fans  
All wiring done by licensed electrician and will meet code

**Paint:** Interior walls to be drywall sheetrock  
Walls smooth and ceilings textured  
1 coat primer sprayed on walls and ceiling  
Finish coat walls- rolled on  
Interior trim primed and painted

**Interior trim:** Cabinets – builder layout with choice of maple, oak or white finish  
Many laminate tops to choose from  
6- panel masonite interior doors  
2 1/2 colonial trim and baseboard  
Wire closet shelving  
Rail- sloped wall capped w/ pine  
V-grooved pine cathedral ceiling  
All trim to be paint grade

**Flooring:** Carpet allowance \$20 per yard  
Hard red pine flooring in living and kitchen areas  
Tile baths

**Landscaping:** Small lawn around house and mulch disturbed areas

**Additional:** \$1700 appliance allowance  
12 x 12 pt rear deck  
Farmer's porch front