BERKSHIRE HATHAWAY
HomeServices
Verani Realty

Call Cheryl Lang today (603) 440-8449 (Mobile) (603) 845-2129 (Office)
Since the company was founded in 1973, Stabile has built more than 4,000 homes throughout New Hampshire and Massachusetts. Along the way, the company has also built a reputation for quality and reliability. This reputation has earned Stabile numerous awards, but more importantly, it has also earned the loyalty of thousands of satisfied home buyers.

Stabile Homes was founded by John P. Stabile, a second-generation home builder. Today, Stabile homes remains a family owned business that values personal relationships and is committed to customer satisfaction. Only first-rate materials and the highest standards of workmanship are acceptable. The company backs up its commitment to quality with the Stabile Warranty Program, one of the most complete homeowner protection programs in the industry.

The company places a priority on being a good corporate citizen, whether by helping out non-profit organizations, taking an active role in the community, or by painstakingly reserving the natural beauty of the land during construction.
The Abbey I

TOTAL SQUARE FOOTAGE: 2414

Square footage & all room dimensions are approximate. Floor plans, exterior renderings & landscaping are conceptual only and may differ from actual construction. Pricing & options are subject to change without notice. Builder reserves right to alter plans during construction.

*Cabinet Layout is a suggested layout and may exceed cabinet allowance.
The Cheshire

TOTAL SQUARE FOOTAGE: 2553

Square footage & all room dimensions are approximate. Floor plans, exterior renderings & landscaping are conceptual only and may differ from actual construction. Pricing & options are subject to change without notice. Builder reserves right to alter plans during construction.

*Cabinet Layout is a suggested layout and may exceed cabinet allowance.

First Floor
- 1,697 square feet

Second Floor
- 896 square feet

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The Hampshire

TOTAL SQUARE FOOTAGE: 1597 SF

Square footage & all room dimensions are approximate. Floor plans, exterior renderings & landscaping are conceptual only and may differ from actual construction. Pricing & options are subject to change without notice. Builder reserves right to alter plans during construction.

**Optional Sunroom = 140 sf
*Cabinet layout is a suggested layout and may exceed cabinet allowance

Sunroom - Optional

Great Room 12'x18'

Master Bedroom 14'x16'

Garage 20'x26'

Dining Area 12'x18'

Deck 14'x12'

Great Room 12'x18'

Kitchen 12'x15'

Study / Bedroom 12'x12'

Entry 10'x10'

Porch covered

Main Floor Plan

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The Oxford

TOTAL SQUARE FOOTAGE: 1577 SF

Square footage & all room dimensions are approximate. Floor plans, exterior renderings & landscaping are conceptual only and may differ from actual construction. Pricing & options are subject to change without notice. Builder reserves right to alter plans during construction.

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Weatherstone Estates

The Smithfield

TOTAL SQUARE FOOTAGE: 2546

Square footage & all room dimensions are approximate. Floor plans, exterior renderings & landscaping are conceptual only and may differ from actual construction. Pricing & options are subject to change without notice. Builder reserves right to alter plans during construction.

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The Yorkshire

TOTAL SQUARE FOOTAGE: 1954

Square footage & all room dimensions are approximate. Floor plans, exterior renderings & landscaping are conceptual only and may differ from actual construction. Pricing & options are subject to change without notice. Builder reserves right to alter plans during construction.

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BUILDING SPECIFICATIONS
Weatherstone, Litchfield, NH
September 20, 2019

FOUNDATION:
1) Footings are an average of 16” x 8” 3,000 p.s.i. poured concrete.
2) Walls are 3,000 p.s.i. 8” thick, poured, reinforced concrete.
3) Slabs are approximately 4” poured concrete. Basement slabs are 3,000 p.s.i. and garages are 4,000 p.s.i.
4) Concrete walls are waterproofed with asphalt based foundation coating.
5) Bulkheads will be furnished in all basements. Interior metal door provided at base of bulkhead steps.
6) Steel reinforcing in the walls.
7) If full height wood framed walls are present in the basement, a 9-lite metal insulated door and 28x16 double-hung window will be substituted for the bulkhead. The location will be at the discretion of the builder. If partial height wood framed walls are present, if space permits a 28x16 double hung window will be installed in lieu of the standard metal window typically installed in the foundation.

FRAMING:
1) Sills 2x6 pressure treated wood.
2) Floor Joists 2x10 SPF kd lumber 16” o.c. or engineered wood per plan.
3) Decking 3/4” tongue & groove “Advantec” board glued and nailed to joists.
4) Exterior Walls 2x6 SPF kd lumber 16” o.c. – main house. Garages 2x4 SPF kd lumber 16” o.c.
5) Wall Sheathing 7/16” Oriented Strand Board.
6) Ceiling Joists 2x6 & 2x8 SPF kd lumber 16” o.c.
7) Rafters 2x10 SPF kd lumber 16” o.c. or Engineered Roof trusses.
8) Roof Sheathing 5/8” Oriented Strand Board.
9) Interior Partitions 2x4 SPF kd lumber 16” o.c.

ROOF:
1) 8” aluminum drip edge installed on fascia and rakes.
2) 36” course of ice & water shield installed along eaves and valleys.
3) 15 lb. felt paper installed.
4) Architectural shingles.
5) Rain diverters over front doors that do not have a dormer or porch.
Color choices: Moire Black, Pewterwood or Weathered Wood

VENTILATION:
1) Continuous soffit vent.
2) Ridge vent installed.
EXTERIOR TRIM:
1) Fascia 1x8 SPF kd pine w/ a 1x3 shadow board wrapped in aluminum.
2) Soffit 12” Perforated vinyl soffit.
3) Rakes 6” Extended Rakes - 2x8 SPF kd pine w/ a 1x3 shadow board wrapped in aluminum.
4) Corner Boards Vinyl - 6” main house, 4” at chimney
5) Water Table 8” Vinyl - white (provided per plans).

FRONT PORCHES:
1) Joists 2x6 or 2x8 pressure treated lumber with joist hangers.
2) Decking 6” Composite decking.
3) Balusters & Rails White Vinyl if needed.
4) Ceiling Vinyl ceiling.
5) Trim PCV trim. See plans

REAR DECKS:
1) Joists 2x8 pressure treated.
2) Decking 5/4x6 pressure treated.
3) Balusters 2x2x36 pressure treated.
4) Rails 2x4 pressure treated.
5) Stairs Included on all decks at grade level. Excluded on walkout decks.
6) Painting Excluded.

SIDING:
1) Tyvek/Typar building wrap.
2) Vinyl siding installed - "Certainteed Mainstreet". ‘Deluxe’ colors are optional.

ELECTRICAL:
1) Family Room Outlets and switches installed per code. Pre-wiring for a fan/light combination on switch when a cathedral ceiling is offered, fan/light optional. One cable TV jack provided, location per plan.
2) Kitchen Outlets and switches installed per code, GFI outlets installed by code near sink area. One phone jack installed.
   Lighting: Four recessed Can lights, One 4” recessed light over the sink.
   Range and dryer to be wired for a "4-wire" connection.
3) Foyer One, surface mounted light centered in hallway Model #P3925-15ET.
   Door chimes located in corner of hallway wall.
4) Hallways Hallway lights provided per code and house plans Model # P3925-15ET.
5) Family Room Outlets and switches installed per code. One half switched outlet.
6) Dining Room Outlets and switches installed per code. Wiring for future chandelier switched from two locations. (Location per plans)
7) Master Bedroom  Outlets and switches installed per code. (One half outlet switched, location per plans). One phone and cable TV installed.
8) Bedrooms  Outlets and switches installed per code. (One half outlet switched, location per plans).
9) Bathrooms  One GFI outlet installed per sink, one exhaust fan with light installed E-star rated Vanity Lighting: - Progress #P2009-15
10) Attic  One porcelain light located at the top of scuttle hole w/ switch.
11) Closets  Only walk-in closets receive a surface mounted light with a switch. Progress #P3925-15ET
12) Basement  Porcelain light at top of stairs installed per code w/ a switch also at the top of the stairs. (One light near furnace area.) One outlet provided.
13) Garage  Two porcelain lights located over each door w/switch. Wired for door openers. (Openers included). Key-pad Front entry garage - Seagull #8067-12
14) Exterior Lighting  Front entry recessed can lights as needed. Each additional door to receive light fixture. Model Seagull #8038-12 Two GFI outlets installed (front located near garage, back located near deck).
15) Mudroom Hallway Lighting, Model Progress #P3925-15ET.
16) Electrical Service 200 amp service.
17) Smoke Detectors  One hard-wired smoke detector with battery backup installed on each floor level and one in each bedroom according to local codes.
18) Colors  Toggle style Switches & outlets will be white.
19) Phone Wiring  Category 5 wiring

PLUMBING:
1) Bathroom Features:
   Sinks: Master and main/guest bath to be white porcelain under mount
   Tub/Shower Unit: 5’ fiberglass one-piece Oasis TS-6032 60” white
   Shower: 4’ or 5’ (per plan) Oasis fiberglass one-piece shower with one seat
   Toilet: Kohler Sterling 402215 Elongated with a Church 585 seat cover
   Soaking Tub (optional) Kohler K1142 rectangular per plan
   Faucets:
      Master Bath lavatory – Moen, Brantford - T6620+9000 Chrome 8” center
      Remaining baths lavatory - Moen Brantford 6610 Chrome 4” center
      Tub/Shower - Moen Brantford T-2153 Chrome
      5’ platform tub (optional) - Moen Brantford T-4943/4792 Valve Chrome
      Shower - Moen Brantford T-2152 Chrome
   Shower doors – available as an option
2) Kitchen Features:
   Sink - Moen #G20210 double bowl undermount stainless steel
   Faucet - Moen Arbor #7594C Chrome, no deck plate
   Ice-maker line for refrigerator included

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3) Silcocks: Two frost free silcocks (one front one back of house) location per builder
4) Washer Hook-up: One watertight 2800 single handle box installed
5) Hot water heater: Rinnai natural gas tankless hot water heater R75 or RL94i depending on house type
6) Water Piping: Underground service per water utility requirements/code.
   Pexcel tubing which is resistant to corrosion and will enable a quiet and more efficient water system. Copper tubing may be used at water meter and at hot water tank connection.
7) Drain – Waste -Vent system: PVC piping per code
8) Gas Piping: Gas piping to furnace, hot water tank and direct vent gas fireplace.
   Optional gas piping for range and dryer.

**All plumbing fixtures will be supplied WHITE as standard**

WINDOWS & EXTERIOR DOORS:
1) Windows Double hung Vinyl windows w/screens & upper grills. (Refer to plans for size and styles.). Vinyl casement windows are used in the kitchen over the sink.
3) Front Entrance ThermaTru insulated door, with insulated half sidelites.
   Some plans may come with full sidelites - please refer to plans. Threshold shall be aluminum with adjustable oak saddle.
4) Side/Back Door ThermaTru 9-light insulated door. Refer to plan. When the door is off the pantry in the back of the house a 42x42 pressure treated landing w/stairs will be provided.
5) Sliders Vinyl sliding glass doors w/screens & grills. Refer to plans.
6) Basement 2 Vinyl foundation tilt windows.
7) Garage Two, 9’ x 7’ steel insulated doors installed, one uninsulated double hung window.
   Side entry driveway option provides two double hung windows on the front
8) Hardware Exterior doors furnished with Brushed Nickel, Schlage F Series locksets, keyed alike. (Dead bolts are an upgrade.)

INSULATION:
1) Exterior walls (R-21) fiberglass insulation w/vapor barrier.
2) Attic ceiling (R-49) blown-in cellulose on flat ceilings.
   (R-38) Batt in Sloped Ceilings.
3) Basement Ceiling (R-30) fiberglass insulation.
4) Bathroom Walls 3-1/2” (R-11) fiberglass insulation installed behind plumbing areas.

DRYWALL:
1) Walls 1/2” drywall. Three coats of joint compound applied, and sanded smooth.
2) Ceilings 1/2” drywall. Three coats of joint compound applied, and sanded smooth.
   Ceilings to have a random roll finish.
3) Closets Textured finished. Walk-in closets to be smooth & painted.
4) Bathrooms 1/2” green board adjacent to wet areas.
5) Garage (If no finished room above) Firewall between house and garage only - no paint.
6) Garage  (If living space above) Garage fully drywalled. Three coats joint compound. No paint.

FINISH WORK:
1) Doors  Two panel Masonite hardboard doors with a 2 1/2" finger-jointed colonial casing.
2) Sliding Doors  Two panel Masonite hardboard doors.
3) Bi-fold Doors  Two panel Masonite hardboard doors.
4) Hardware  Brushed nickel knobs
4) Baseboard Mouldings  4 1/2” primed finger-jointed colonial baseboard.
5) Windows  Pictured framed in 2 1/2” colonial casing.
6) Fireplace  Prefab mantle surrounding fireplace.
7) Stairs/Rails  Baluster railings on open section of stairs, refer to plans for stair and railing configurations. Railing to consist of balusters “FB 5035” painted white, oak newel posts “C-4040BT” and oak rails treated w/ two coats of clear polyurethane.

FIREPLACES:
1) Heat & Glo Slimline SL-5 32” natural gas direct vent.
   See plans for location. Blower fan and remotes are available as options

INTERIOR PAINT:
1) Walls  One, prime coat of Benjamin Moore Regal latex paint and one coat of finish Benjamin Moore Regal latex paint. Bathroom & kitchen areas receive eggshell finish while all other living areas have a flat finish. Buyer selection of one color.
2) Trim  Trim is pre-primed, and will receive two coats of finish semi-gloss Benjamin Moore latex paint. Atrium White - Benjamin Moore #79

EXTERIOR PAINT:
1) Trim  Where applicable - one coat of factory latex primer and one coat of white finish latex paint.
2) Bulkhead/Doors  Factory primer with one coat of Benjamin Moore enamel latex paint.

FLOORING:
1) Tile  Bathrooms, mudroom, and laundry area. (see plans) 12x12 Sandalo or Heathland
2) Hardwood  Bruce 2 1/4” Manchester Natural Red Oak in the foyer, Kitchen/eating area, Dining rm and Living rm. (see plans)
3) Carpet  All other areas of the house including the stairs are carpeted with “Dyersburg” Classic over 6 lb. pad. (see plans)

APPLIANCES:
1) Electric Range  GE
2) Dishwasher  GE
3) Microwave Oven  GE

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MIRRORS:
1) Rectangular 42" in height; width varies, generally, 2" less than total countertop width.
   (J channel installed if width is over 60").
2) Optional Oval mirror is available for pedestal sink.

CABINETS/COUNTER TOPS:
1) Cabinets Contractor’s Choice Cabinetry
2) Counter Tops Granite

DRIVEWAYS:
1) Driveway Install 2"-2 1/2” of asphalt over 6” of compacted processed gravel.
2) Front Entry: Driveway is 22’ wide at garage doors and tapers to 10’-12’ wide continuing at this width to the roadway.
3) Side Entry: (Upgrade) Driveway is 22’ wide and extends out parallel to the garage 28 to 30” and turns to street recessing to 10’-12’ wide continuing at this width to the roadway. All measurements for the installation of the driveway are approximate.

LANDSCAPING:
1) Loam & Seed Loam with grass seed - only in disturbed areas.
2) Shrubs Six to eight shrubs provided (depending on the foundation size) with bark mulch beds.
3) Front Walk Concrete Walkway Broom finish.
4) Front Entry Composite Landing and steps as indicated by the plans.
5) Mailbox Post Granite post with mailbox

HVAC:
1) Forced Warm Air Natural Gas fired furnace. Furnace to be High efficiency direct vent. Note-furnace may not be sized for a finish basement.
2) A/C is standard. Condenser to be 13 SEER.
3) Two Zone System for two story; One Zone for single story
4) Programmable Thermostat
5) Microwave Hood, vented to the exterior

WATER SUPPLY: Public Water
SEWER: Private Septic
GAS: Natural gas.
ELECTRIC: Eversource
CABLE: Comcast
PHONE: Fairpoint

Please Note: Particular Model numbers noted are subject to change due to availability. Replacement to be comparable in quality and size. Not all house plans receive all items. Buyers must refer to their specific house plans.