

Revised: 9-26-17



*Mary Goodnow, Realtor®*  
*Direct: (603) 845-2119*  
*Office: (603) 434-2377 X2119*  
*Cell: (603) 765-6331*  
*[www.SaddleHillNH.com](http://www.SaddleHillNH.com)*

**BERKSHIRE  
HATHAWAY**  
HomeServices

Verani Realty





JEAN M. GAGNON  
JEMCO BUILDER & DEVELOPER, INC.

For over two decades, Jean M. Gagnon has been building homes in the Manchester/Londonderry area. Jean is proud of his building history and dedication to developing neighborhoods for his customers and clients. His company is diversified with his construction of residential communities, and commercial projects, along with his company's site excavation team. Jean takes pride in understanding what the buyers want, delivering a quality home on time and paying attention to details.

*Community Profiles:*

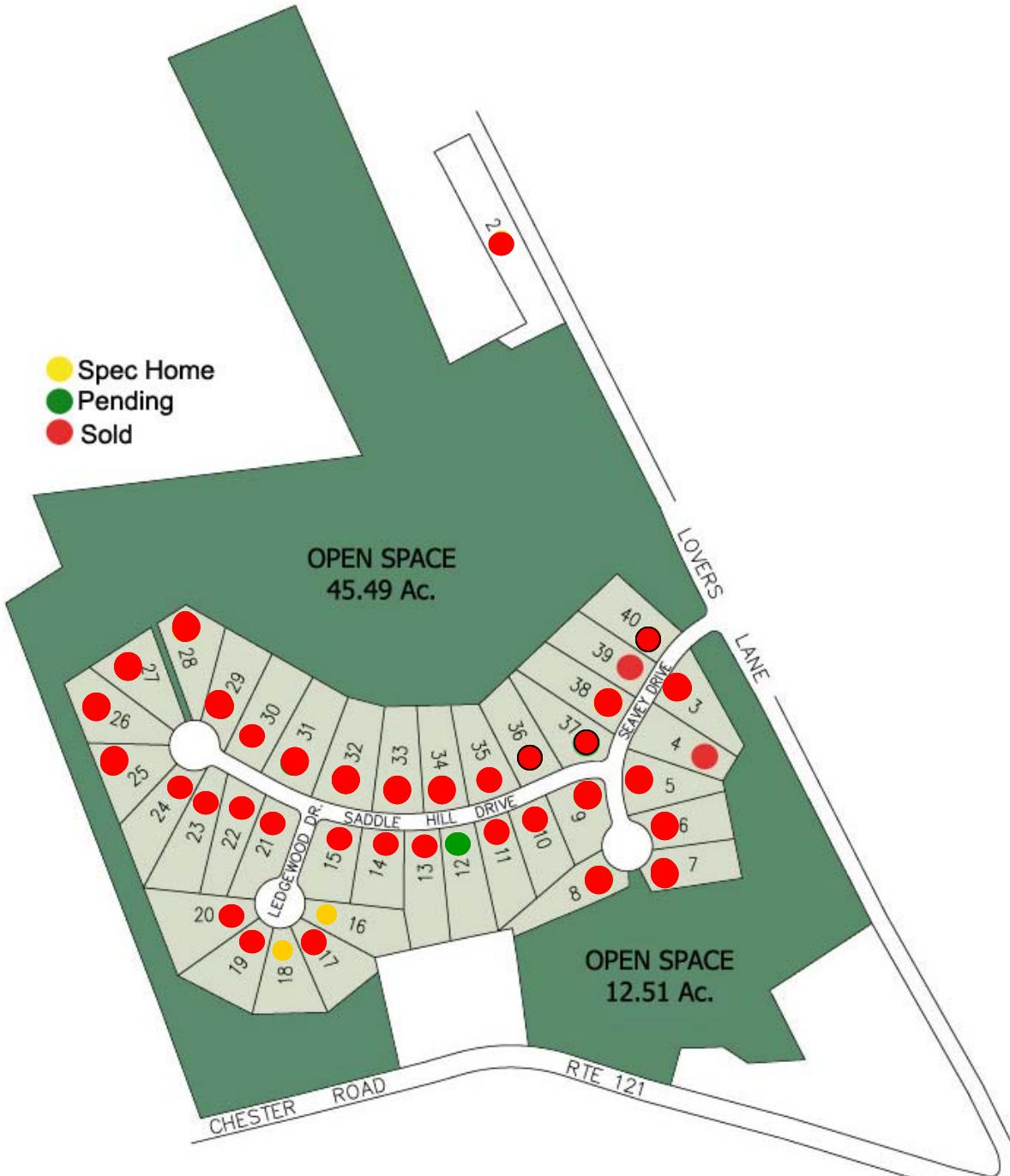
- Acropolis Drive, Londonderry(21 homes)
- Ridgemont Estates, Londonderry(69 homes)
- Courtland Estates, Londonderry (26 homes)
- Woodside Estates, Londonderry (20 homes)
- Constance Drive, Londonderry (12 homes)
- Sandy Brook Estates, Londonderry ( 16 homes)
- Chase Road, Londonderry (6 homes)
- Nottingham of Londonderry (67 homes)
- Nottingham of Londonderry II ( 17 homes)
- Bunker Estates, Derry (106 Units)
- Trolley Crossing, Manchester (350 homes)
- Brookview Hollow, Manchester (90 homes)
- Watson Hill Estates, Raymond (43 homes)
- Raymond Rd. Deerfield (7 homes)
- Lampton Woods, Derry (33 homes)
- Chester Rd., Derry (7 homes)
- Deer Run, Derry (6 Homes)
- Heritage Woods, Auburn (18 Homes)

Jean has built additional homes throughout Merrimack, New Hampshire.

Jean's tradition of building quality constructed homes will continue throughout Southern New Hampshire for many years to come.



Revised: 9-26-17



**BERKSHIRE  
HATHAWAY**  
HomeServices

Verani Realty





Rev: 9-26-17

### Saddle Hill Fit List, Lots & Spec Homes

Lot/House #	Lot size	Foundation Size Square Footage	Garage	Model Price	Occupancy
	<u>Spec</u>	<u>Homes</u>			
Lot 12 #17 Saddle Hill	.95 Acres	2,920 s.f.	Attached Walkout	Paint PENDING	Immediate
Lot 16 #22 Ledgewood Drive	.82 Acres	2,619 s.f.	Attached	New Plan \$449,900	75 Days
Lot 18 #18 Ledgewood Drive	.81 Acres	3,005 s.f.	Attached Walkout	Modified Paint \$482,900	Immediate

**Residential / Single Family**  
**4608625**  
**Active**

**Lot 16 Ledgewood Drive**      **Unit/Lot #:**  
**Auburn**                              **NH 03032**

**Price - List**                      **\$449,900**  
**Price - Closed**  
**Date - Closed**



<b>Year Built</b>	2016	<b>Rooms - Total</b>	8
<b>Style</b>	Colonial	<b>Bedrooms - Total</b>	4
<b>Color</b>	Gray	<b>Baths - Total</b>	3
<b>Total Stories</b>	2	<b>Baths - Full</b>	1
<b>Zoning</b>	Res	<b>Baths - 3/4</b>	1
<b>Taxes TBD</b>	N	<b>Baths - 1/2</b>	1
<b>Gross Taxes/Year</b>	\$9,350.00 / 2015	<b>Baths - 1/4</b>	0
<b>Lot Acres/SqFt</b>	0.82 / 35,719	<b>SqFt-Tot Finished</b>	2,619
		<b>DOM</b>	218

**Directions** Rt 121, to Lovers lane, left onto Seavey Drive, Right onto Saddle Hill Dr, left onto Ledgewood Dr.

Saddle Hill Estates is Auburns Newest 39 Lot Subdivision of Beautiful Homes, on Wooded Lots. This 4 bedroom Colonial with 2 Car Attached garage is loaded with extras.....Generous Cabinet Allowance, Stainless Appliances, Hardwood and Tile Flooring, Decorative Crown Molding, Shadow Boxing and Wide Baseboards, FHA Multi Zone Gas heating, On Demand Tankless Hot Water, Central Air, Gas Fireplace and more. Ready for finishing touches and quick occupancy.

**STRUCTURE**

<b>Construction Status</b>	New Construction	<b>Footprint</b>	
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	2,619 / Builder
<b>Foundation</b>	Concrete	<b>SqFt-Apx Fin BG/Source</b>	0 / Builder
<b>Exterior</b>	Vinyl	<b>SqFt-Apx Unfn AG/Source</b>	0 / Builder
<b>Roof</b>	Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	1,498 / Builder
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>	Full, Unfinished	<b>SqFt-Apx Total Finished</b>	2,619
		<b>SqFt-Apx Total</b>	4,117
		<b>Mobile Make/Model</b>	/
<b>Garage/Capacity</b>	Yes / 2	<b>Mobile Serial Number</b>	
<b>Garage Type</b>	Attached	<b>Mobile Anchor</b>	
<b>Garage Description</b>	Auto Open	<b>Units Per Building</b>	

**ROOM TYPE      DIMENSIONS      LEVEL      ROOM TYPE      DIMENSIONS      LEVEL**

**UTILITIES**

<b>Heating</b>	Hot Air	<b>Services</b>	Cable
<b>Heat Fuel</b>	Gas - LP/Bottle	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Central AC	<b>Fuel Company</b>	Irving Propane
<b>Water</b>	Drilled Well	<b>Phone Company</b>	
<b>Sewer</b>	Private	<b>Cable Company</b>	Comcast
<b>Electric</b>	Circuit Breaker(s)	<b>Electric Company</b>	Eversource

**LOT / LOCATION**

<b>County</b>	NH-Rockingham	<b>Devel/Subdiv</b>	Saddle Hill Estates	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>		<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Auburn Village School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Auburn Village School	<b>Roads</b>	Cul-de-Sac, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Pinkerton Academy	<b>Road Front/Length</b>	Yes / 100
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Subdivision, Wooded	<b>Area Desc</b>	

**FEATURES**

<b>Features - Interior</b>	Fireplace - Gas, Laundry Hook-ups, Master BR w/ BA, Laundry - 2nd Floor	<b>Features - Exterior</b>	Deck, Window Screens
<b>Flooring</b>	Carpet, Hardwood, Tile	<b>Driveway</b>	Paved
<b>Appliances</b>	Dishwasher, Range - Electric		
<b>Equipment</b>	Smoke Detector		
<b>Water Heater</b>	On Demand		

<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

**PUBLIC RECORDS**

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	4621 / 1126
<b>Map</b>	8	<b>Block</b>	2	<b>Lot</b>	16
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>	20.71	<b>Land Gains</b>	

**DISCLOSURES**

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No Auction
<b>Short Sale</b>	No	<b>Restrictions</b>	
<b>Seasonal</b>	No	<b>Mobile Co-Op</b>	Mobile Must Move
<b>Mobile Park Approval</b>		<b>Rented</b>	Rental Amount
<b>Flood Zone</b>	Unknown	<b>Easements</b>	Resort
<b>Covenants</b>	Yes	<b>Documents Available</b>	Property Disclosure
<b>Possession</b>		<b>T/F Ownrshp Amt/Type</b>	/
<b>Timeshre/Fract Ownrshp?</b>	No	<b>Auction Date/Time</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Info</b>	
<b>Auctioneer License #</b>		<b>Financing</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date N</b>	/		

**PREPARED BY**

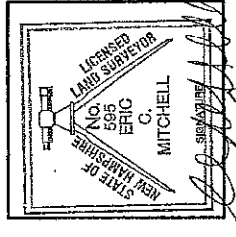
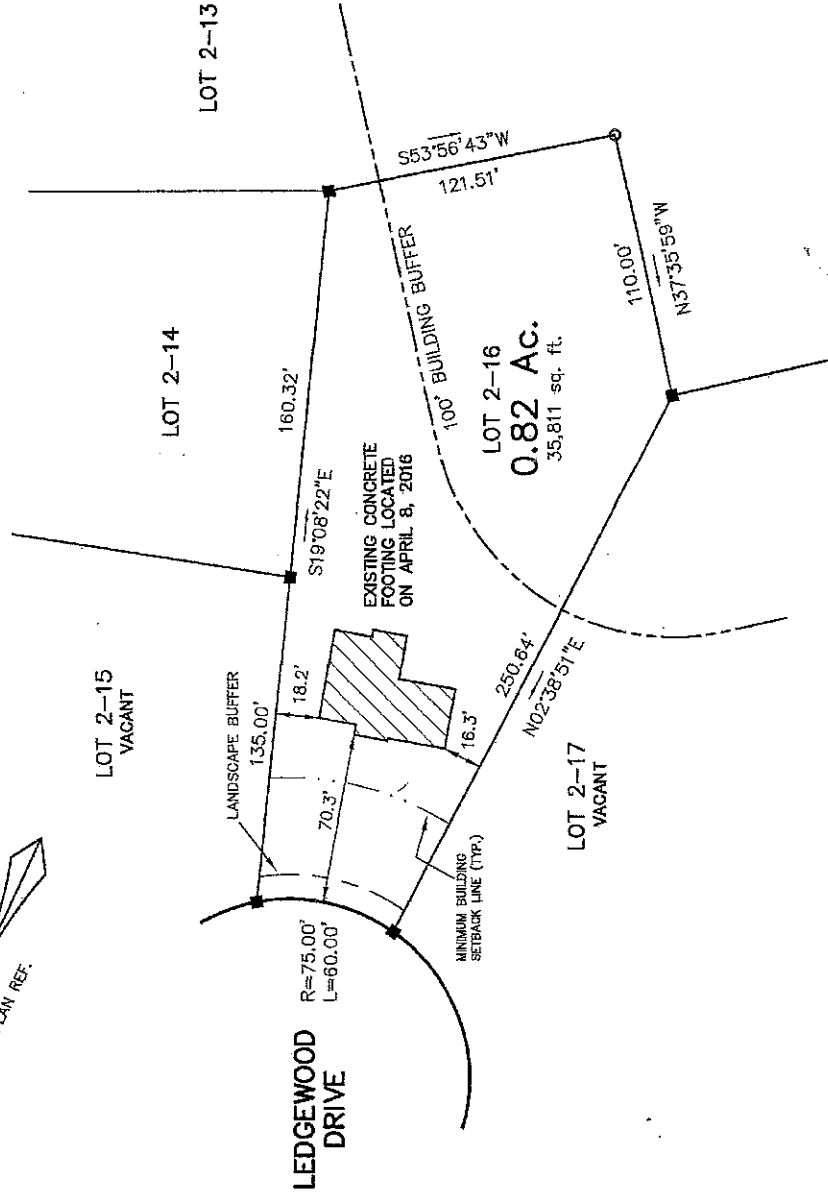
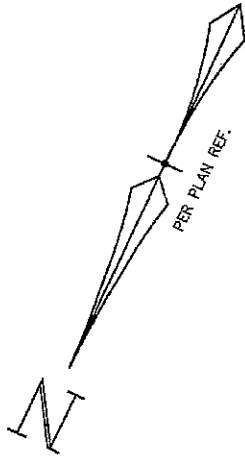
**Mary Goodnow - Cell: 603-765-6331**  
mary.goodnow@verani.com

**BHHS Verani Londonderry - Off: 603-434-2377**  
One Verani Way  
Londonderry NH 03053



**PLAN REFERENCE**

"LOT LINE ADJUSTMENT & AMENDED SUBDIVISION PLAN OF LAND, TAX MAP 8, LOTS 2, 2-1 & 2-32, CHESTER ROAD (RTE. 121) & LOVERS LANE, AUBURN, NH," DATED: AUGUST 25, 2011, PREPARED BY ERIC C. MITCHELL & ASSOC. INC. RECORDED R.C.R.D. PLAN #D-37229.



I HEREBY CERTIFY THAT THE FOOTING SHOWN HEREON WAS LOCATED BY AN ACTUAL FIELD SURVEY, AND THAT THE LOCATION COMPLIES WITH THE SETBACKS AS APPROVED ON THE ABOVE REFERENCED PLAN AND THAT THIS FOUNDATION IS AT LEAST 60 FEET FROM ANY OTHER HOUSE

*Eric C. Mitchell* 4/19/16  
ERIC C. MITCHELL ULS NO 595 DATE

CERTIFIED FOOTING PLOT PLAN

TAX MAP 8 • LOT 2-16  
LEDGEWOOD DRIVE  
AUBURN, NH

SCALE: 1" = 50' • APRIL 19, 2016

PREPARED BY

ERIC C. MITCHELL AND ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD, NH 03110-0298 (603) 627-1181

DWG: CFP 2-16 [FLD. BK/PG. 537/19] JOB NO. 01-79

**Residential / Single Family**  
**4510327**  
**Active**

**Lot 18 Ledgewood Drive**      **Unit/Lot #:**  
**Auburn**                      **NH 03032**

**Price - List**                      **\$482,900**  
**Price - Closed**  
**Date - Closed**



Property Panorama VT URL

<b>Year Built</b>	2015	<b>Rooms - Total</b>	9
<b>Style</b>	Colonial	<b>Bedrooms - Total</b>	4
<b>Color</b>	TBD	<b>Baths - Total</b>	3
<b>Total Stories</b>	2	<b>Baths - Full</b>	1
<b>Zoning</b>	Res	<b>Baths - 3/4</b>	1
<b>Taxes TBD</b>	N	<b>Baths - 1/2</b>	1
<b>Gross Taxes/Year</b>	\$9,850.00 / 2016	<b>Baths - 1/4</b>	0
<b>Lot Acres/SqFt</b>	0.81 / 35,284	<b>SqFt-Tot Finished</b>	3,005
		<b>DOM</b>	392

**Directions** Rt 121 to Lovers Lane to Seavey Drive, (OR directly across where Wilson Crossing Rd. intersects with Rt 121.) to Saddle Hill Drive to Ledgewood Drive

Saddle Hill is Auburns Newest 39 Lot Subdivision of Gorgeous Homes, on Wooded Lots. This 4 Bedroom Colonial with 2 Car Garage Attached loaded with Extras and now complete. These come standard in all our Homes: Generous Cabinet Allowance,Stainless Appliances, Hardwood and Tile Flooring, Decorative Crown Molding, Shadow Boxing and Wide Baseboards, FHA Multi Zone Gas Heating, On Demand Tankless Hot Water, Central Air, Gas Fireplace, are all part of our Special touches. Nothing to do but move in.

**STRUCTURE**

<b>Construction Status</b>	New Construction	<b>Footprint</b>	
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	3,005 / Builder
<b>Foundation</b>	Concrete	<b>SqFt-Apx Fin BG/Source</b>	0 / Builder
<b>Exterior</b>	Vinyl	<b>SqFt-Apx Unfn AG/Source</b>	0 / Builder
<b>Roof</b>	Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	1,432 / Builder
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	1,432
<b>Basement Description</b>	Full, Unfinished	<b>SqFt-Apx Total Finished</b>	3,005
		<b>SqFt-Apx Total</b>	4,437
		<b>Mobile Make/Model</b>	/
<b>Garage/Capacity</b>	Yes / 2	<b>Mobile Serial Number</b>	
<b>Garage Type</b>	Attached	<b>Mobile Anchor</b>	
<b>Garage Description</b>	Auto Open	<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
-----------	------------	-------	-----------	------------	-------

**UTILITIES**

<b>Heating</b>	Hot Air	<b>Services</b>	Cable
<b>Heat Fuel</b>	Gas - LP/Bottle	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Central AC	<b>Fuel Company</b>	
<b>Water</b>	Drilled Well	<b>Phone Company</b>	
<b>Sewer</b>	Private	<b>Cable Company</b>	
<b>Electric</b>	Circuit Breaker(s)	<b>Electric Company</b>	



**LOT / LOCATION**

<b>County</b>	NH-Rockingham	<b>Devel/Subdiv</b>	Saddle Hill	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>		<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Auburn Village School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Auburn Village School	<b>Roads</b>	Cul-de-Sac, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Pinkerton Academy	<b>Road Front/Length</b>	Yes / 100
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Subdivision, Wooded	<b>Area Desc</b>	

**FEATURES**

<b>Features - Interior</b>	Fireplace - Gas, Laundry Hook-ups, Master BR w/ BA, Laundry - 2nd Floor	<b>Features - Exterior</b>	Deck, Window Screens
<b>Flooring</b>	Carpet, Hardwood, Tile	<b>Driveway</b>	Paved
<b>Appliances</b>	Dishwasher, Range - Electric		
<b>Equipment</b>	Smoke Detector		
<b>Water Heater</b>	On Demand		

<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

**PUBLIC RECORDS**

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	4621 / 1126
<b>Map</b>	8	<b>Block</b>	2	<b>Lot</b>	18
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>	20.71	<b>Land Gains</b>	

**DISCLOSURES**

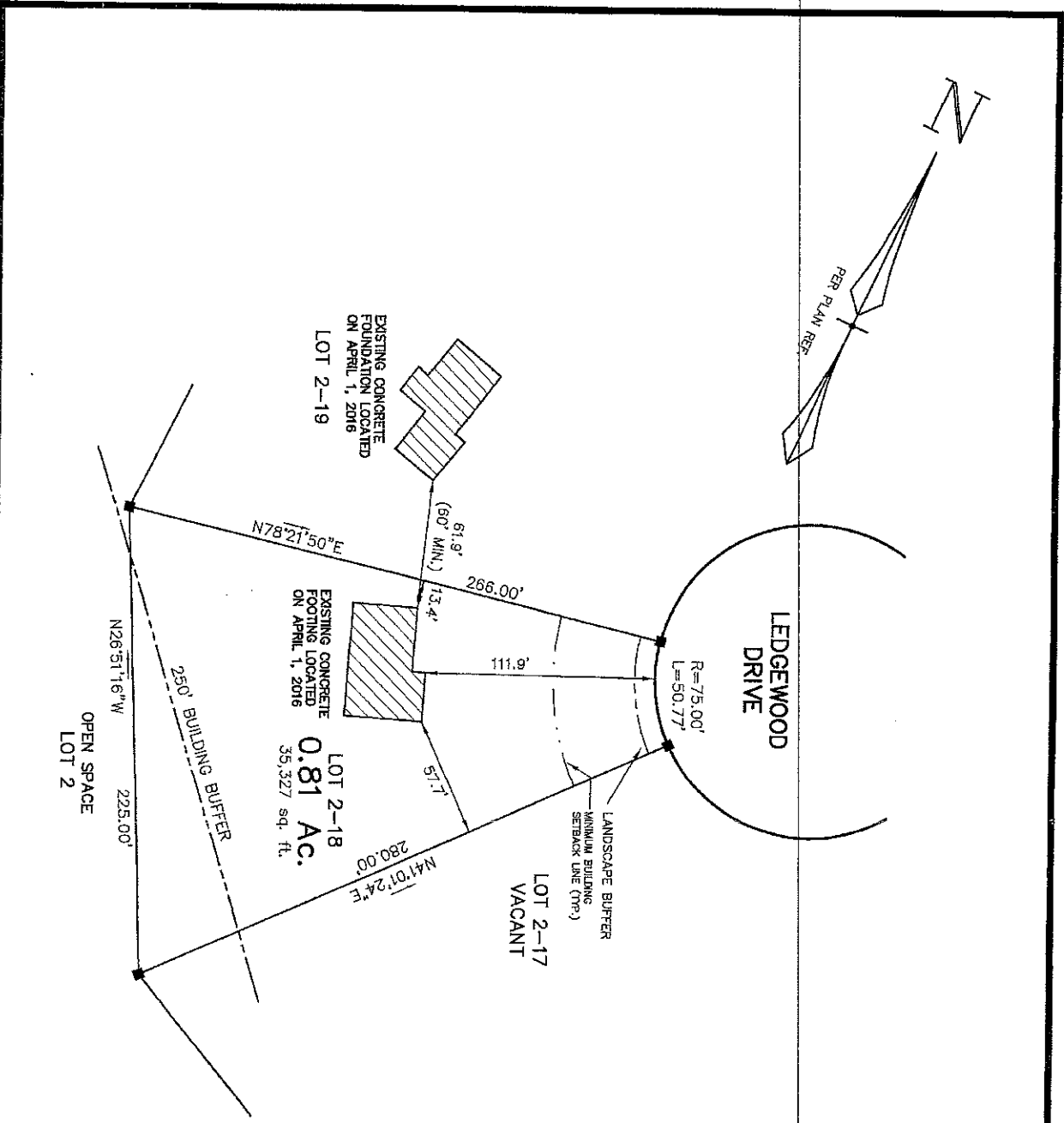
<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Short Sale</b>	No	<b>Restrictions</b>	
<b>Seasonal</b>	No	<b>Mobile Co-Op</b>	
<b>Mobile Park Approval</b>		<b>Rented</b>	
<b>Flood Zone</b>	Unknown	<b>Easements</b>	
<b>Covenants</b>	Yes	<b>Documents Available</b>	Property Disclosure
<b>Possession</b>		<b>T/F Ownrshp Amt/Type</b>	/
<b>Timeshre/Fract Ownrshp?</b>	No	<b>Auction Date/Time</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Info</b>	
<b>Auctioneer License #</b>		<b>Financing</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date N</b>	/		

**PREPARED BY**

**Mary Goodnow - Cell: 603-765-6331**  
mary.goodnow@verani.com

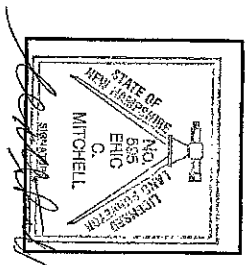
**BHHS Verani Londonderry - Off: 603-434-2377**  
One Verani Way  
Londonderry NH 03053





**PLAN REFERENCE**

"LOT LINE ADJUSTMENT & AMENDED SUBDIVISION PLAN OF LAND, TAX MAP 8, LOTS 2, 2-1 & 2-32, CHESTER ROAD (RTE. 121) & LOWERS LANE, AUBURN, NH" DATED: AUGUST 25, 2011, PREPARED BY ERIC C. MITCHELL & ASSOC. INC. RECORDED R.C.R.D. PLAN #D-37229.



I HEREBY CERTIFY THAT THE FOOTING SHOWN HEREON WAS LOCATED BY AN ACTUAL FIELD SURVEY AND THAT THE LOCATION COMPLIES WITH THE SETBACKS AS APPROVED ON THE ABOVE REFERENCED PLAN AND THAT THIS FOUNDATION IS AT LEAST 60 FEET FROM ANY OTHER HOUSE.

*Eric C. Mitchell*  
ERIC C. MITCHELL, U.S. NO. 595  
DATE: 4/05/16

**CERTIFIED FOOTING PLOT PLAN**

TAX MAP 8 • LOT 2-18  
LEDGEWOOD DRIVE  
AUBURN, NH  
SCALE: 1" = 50' • APRIL 5, 2016

PREPARED BY  
**ERIC C. MITCHELL AND ASSOC. INC.**  
PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 106 SQ. RIVER RD., BETHFORD, NH 03110-0298 (603) 627-1191  
[DWG: CP 2-18 FLD. BK/P/S: 537/8] [JOB NO. 01-79]



Rev: 9-12-17

Saddle Hill, Auburn, NH  
JMJ Properties  
BUILDER SPECIFICATIONS

BUYER(S): \_\_\_\_\_

LOT NUMBER: \_\_\_\_\_

**Cabinets, Countertops & Appliances**

Cabinet and Countertop Allowance for Kitchen and Baths is \$8,300.00 (Eight thousand Three Thousand Dollars) in homes with up to 2699 s.f. of living space. Cabinet and Countertop Allowance for Kitchen and Baths is \$10,000.00 (Ten Thousand Dollars) in homes with more than 2700 s.f. of living space. Supplier is Dick Pratte Cabinetry, Londonderry, Michael Pratt: (603) 391-1568. Please book appointments ahead of time. Stainless steel kitchen sink with Brushed Nickel Faucet is provided by Builder. Refrigerator Ice Line is included but not installed. Layouts shown in renderings are for example only. Appliance allowance is \$935.00 (Nine hundred Thirty Five Dollars). Builder will provide wiring and install Electric Stove, Dishwasher and Hood Fan or Microwave. No other Appliances are to be delivered to home prior to closing. Any additional wiring is subject to upcharges. Propane hookups for the Stove or Dryer are at an additional fee. Buyer will responsible to have the Gas Company make the final connection and make be subject to charges.

**Bathrooms**

Ceramic sink, one piece fiberglass tub or shower unit, universal rundle or equivalent plumbing fixtures. Bathroom Faucets are Chrome with 4" spread. Combo light/exhaust fan, washer dryer hookups with vent in first floor bath. Size of bathroom mirrors will be closest standard size to vanity size. Mirrors may not extend to full exact length of vanity. Bathroom accessories are not included.

Master baths come with a Bathtub or Fiberglass Shower Unit. Jetted Tubs and Tiled Showers are optional. Anything shown on Plans are for example only.

**Flooring**

Pre Finished Hardwood Flooring is standard in the Foyer, Diningroom, Livingroom and Kitchen. Tile Flooring is standard in half bath. Oak Stairtreads and Pine Risers painted White are standard on the Staircase from the first to second floor. Familyroom, Main & Master Baths, and Bedrooms have an **\$18.00 per square yard allowance**. Choosing multiple carpet colors will be subject to a surcharge. Supplier is Bensons Flooring in Londonderry, Gailen, (603)432-9863 x102

**Windows & Doors**

Windows are double hung vinyl clad insulation glass with easy tilt, grids interior (white only with screens). Windows schedule and sizing varies depending on specific plan. Shutters located on front only, per plan, choice of colors. Exterior garage walk through doors, per plan, are metal insulated with choice of paint color. Front doors are fiberglass with

choice of paint color. Sliding glass door in dinette area per plan. Garage Doors are Carriage Style Doors.

**Siding**

Cellwood vinyl siding with choice of colors. Horizontal Siding is standard. Vinyl Shakes in accent areas are an upgrade. Corner boards are wide panel, white only. Choices available from Builders Samples.

**Heating**

Forced hot air, two zone, by propane off the system with a 500 gallon leased propane tank. Furnace is direct vented. On Demand Tankless Hot Water Heater is direct vented. A Gas fireplace is included. Central Air is included. Fuel storage tanks are leased and buyer must sign contract with Irving Propane Company. Any Fuel left in the tank at time of closing will be prorated and Buyer to pay Builder at the time of Closing.

**Exterior Features**

Two exterior faucets, front and rear. Two exterior electrical receptacles located front and rear. Both locations to code and at the discretion of the electrician.

**Deck**

A 10x12 Pressure Treated Deck may be included, per plan. Buyer to choose staircase location.

**Interior Doors and Trim**

Ceiling height on first floor is 8'. Upgraded 9' Ceilings available on some Plans. Finger jointed casings and 5 1/4" Speedbase baseboards, painted off white Benjamin Moore semi-gloss. Walls painted one coat Navajo White with Benjamin Moore flat. Six Panel Masonite Interior Doors painted same as trim color. Interior Closet doors are Slide-bys or Single opening, depending on plan. Staircase Railings consist of Natural Oak Handrail and Newell Post to be Polyurethened and Balusters (Spindles) painted White. Diningroom will have Crown Molding, Chairrail and Shadowbox Molding. Doorknobs and to be Brushed Nickel. Ventilated Wire Shelving included in all Closets.

**Insulation & Sheetrock**

Exterior walls R-21 Batt; Blown ceilings R-49, Batt Basement R-30, Batt Garage R-19. Attached Garages will have fire rated sheetrock on the common wall that touches the house only, unless there is finished space in the house above it. Garage Unders will have fire rated sheetrock on all walls and ceiling. Garages will not be painted or trimmed.

**Electrical**

200 amp service, circuit breakers, GFI breakers per code, front and side doorbell, 2 Garage Door Openers, 2 telephone jacks in kitchen and master bedroom. Cable wiring in family room and master bedroom. Smoke detectors on all levels and in all bedrooms. Buyer to purchase light fixtures in pre determined locations. **A credit of \$500.00 which includes all bulbs will be issued at closing.** Builder supplies a Floodlight over the Garage Door, 4 Recessed Lights in the Kitchen, Fan/Light Combos in the Bathrooms, and 4-6 Ceramic Fixtures in the Basement.

**Water & Sewerage**

On site 4 bedroom septic system, which is State & Town approved. Septic systems are designed and approved by the State of NH and installed according to the plan. It is the homeowner's responsibility to maintain all necessary maintenance of their septic system. Maintenance includes pumping the tank yearly or as needed and changing the filter. In addition, garbage disposals and water conditioners may cause the septic system to fail. The builder will not be held responsible if this occurs.

Water is supplied by private well and tested by an independent facility. Some Lots in the area have tested positive for elevated levels of iron in the water supply. Water testing is not available until the well has been installed. JMJ Properties will provide potable water results as required by the Building Department of Auburn NH. Provided that the water is potable according to the standards required, the Builder shall have no further responsibility for the water system. If selected by Buyer at an additional cost, Builder will provide a water filtration system to filter the water for iron deposits. However, Builder makes no assurances regarding the quality of water available after the installation of the filtration system. Additionally, Builder is not responsible or liable for water quality or quantity after closing. Builder allowance for well

shall cover 350 (three hundred and fifty) feet of drilling, pump and pressure tank. Depth of well is determined by rate of flow. Buyer will be responsible for any additional steel well casing over 20 feet at a cost of \$18.00 per foot.

Buyer shall be responsible for any drilling beyond 350 feet (three hundred and fifty) at an additional cost of \$10.00 (Ten dollars) per foot. Hydrofracking will be an additional \$1,500.00 (One thousand five hundred dollars).

#### **Paving**

Driveways are paved with a Base Coat only. Walkways are paved on Lots that have a Garage Attached. Paved Walkways for Lots that have a Garage Under will carry an additional fee. Driveways that are unusually long are subject to extra paving charges.

#### **General Construction**

Roof: Half inch OSB Sheathing with 25 year Architectural roofing shingle from builder's designer selections. Ice and water shield at eaves (36") and in all valleys to prevent ice back up. Walls: Exterior walls to be 2x6 construction with aspenite sheathing, except garage walls are 2x4. Interior partitions to be 2x4. Precast front steps with rails on 3+ treads. Vinyl Railings on Farmers Porches (per plan), are not included unless the height from the ground is over 2 steps.

Foundation: Poured concrete and bulkheads per plan. JMJ Properties installs perimeter foundation drains on all homes. Crushed stone compacted under floors at basement level. Although testing is allowed, Builder does not mitigate radon but does install a pipe in the foundation for future use.

#### **Landscaping**

Loam, rake and seed 40 feet radius (including leach field). JMJ Properties will not remove large on site boulders or be responsible for fallen debris outside of disturbed areas. The Builder shall not be responsible for grass growth. If transfer of title occurs during the time of year the Builder is unable to complete landscaping, the Buyer has the choice of receiving a \$600.00 (Six hundred dollar) credit or wait until the dry season for the work to be completed. No monies shall be placed in escrow. See Policy below regarding Escrows. If Buyers are choosing to Irrigate the property, they may either take the Landscape Credit or install their Irrigation System after the Builder completes the Raking and seeding.

Builder reserves the right to determine the proper placement of house to alter existing topography and to establish final grades in order to maximize customer satisfaction. Builder reserves the right to either increase price or void agreement on homes sold prior to excavation work being done, due to possibilities of ledge and unexpected costs. Should buyer not agree to increase in price they may rescind the contract and have full deposit monies refunded and neither party shall have any recourse on the other.

### **ADDITIONAL PROVISIONS**

**Seller** reserves the right to change his sub-contractors, at any time, at his discretion, and without notice to Buyers.

**Automatic 30 day extension:** Builder reserves the right to an automatic 30 day extension on closing date if needed.

**Selections:** All selections will be made from the Builder's standard and upgrade selections, except those that will be made from the Builders flooring, cabinet and appliance suppliers. Selections to be done and upgrades paid for within 10 days of signing contract. Floor plans and specifications should be agreed upon within seven days of the signing of the Purchase and Sales Agreement. For further changes, builder reserves the right to charge a service fee of \$200.00 per change.

**Upgrades:** Buyer agrees that any and all upgrades shall be paid for up front, are non refundable, and become the property of the Builder should the property not close on the contract date or a mutually agreed upon date. Should the Buyer choose to finance any upgrades the following shall apply: Buyer will ensure that the deposit left with BHHS Verani Realty, Escrow agent, shall be enough to cover the upgrades that are financed. Cabinet, Flooring, and Appliance upgrades that are financed, will carry a 15% additional surcharge of the total, paid in advance to the Builder. Buyer agrees that said deposit monies are forfeited and shall be immediately released to the Builder

should the property on close on the contract date or a mutually agreed upon date. This document shall act as a sole release for the escrow agent to do so. If for any reason a selection is not included in the completed home, the Builders responsibility is limited to refund the price of the selection to the Buyer.

**Escrows:** Builder policy does NOT allow any Builder funds to be placed in escrow for seasonal items that do not get completed. (Landscaping, Exterior painting, Paving, etc.) At the time of closing, Buyer will have the choice of taking credits for such items, or allowing the Builder to return and complete the work when the dry weather permits or funding the Escrow with their own monies. The Buyer agrees to assume all responsibility in regard to working through this issue with their finance company.

**Pre-Qualification:** Builder policy requires all Contracts accompany a Pre-Qualification Letter from RMS Mortgage.

**Non-refundable Deposit:** At bank Commitment and start of construction, Buyers deposit shall become non-refundable and the property of the Seller. This document shall act as a sole release for the escrow Agent to do so.

**Closing Location and Attorney or Title Company:** Closing to take place at BHHS-Verani Realty in Londonderry, N.H. Closing shall be performed by a New Hampshire Attorney or New Hampshire Title Company.

**Possession:** Upon receipt of Sellers proceeds by certified funds, Seller will release house keys and give occupancy.

**Homes** that are already constructed may have been built without some of the above mentioned features and therefore are being sold "as is, as seen". They may also be already past the stage of construction where Buyer selections are limited.

**Financing:** Any Lender requirements for Financing are the sole responsibility of the Buyer, ie; Pest Inspections, Water Testing, Warranites etc.

**Floorplans:** Builder does not supply copies of floorplans or renderings.

**Addendum A Specifications of Construction:** Certain conditions in Addendum A supercede any attached Purchase and Sales Agreement

**Liquidated Damages:** If the Seller has substantially completed the house in accordance with the terms of the Purchase and Sales Agreement, including and excluding any exterior work which cannot be completed as a result of winter conditions, and if the Buyers do not proceed to purchase the property and delays the closing, the Buyers shall be responsible to pay the Seller, Eighty Dollars (\$80.00) per diem during any such period of delay.

**Any additions** made after the Purchase and Sales Agreement and Selection Sheets have been fully executed by all parties, must be paid for in advance by the Buyer, are subject to a \$200.00 change order fee, and are non-refundable, on Acceptance of the Change by the Builder.

**Impact Fees or Current Use Tax:** In the event of a refund of the Impact Fees or Current Use Tax Fees paid prior to the issuance of the Certificate of Occupancy, Buyer agrees the refund goes to the Seller.

**Home Inspections and Water Testing:** Although they are permissible, they are not a contingency of the sale. They are for the Buyers knowledge.

**State Law:** According to NH Law, RSA 359-G, contains important requirements you must follow before you may file a lawsuit or other action for defective construction against the contractor who constructed, remodeled, or repaired your home. Sixty days before you file your lawsuit or other action, you must serve on the contractor a written notice of any construction conditions you allege are defective. Under that law, a contractor has the opportunity to make an offer to repair and/or pay for the defects. There are strict guidelines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit or other action.

See JMJ Properties, Builder & Developer Warranty.  
See attached price list.

\_\_\_\_\_  
Witness Buyer \_\_\_\_\_ Date

\_\_\_\_\_  
Witness Buyer \_\_\_\_\_ Date

\_\_\_\_\_  
Witness Seller \_\_\_\_\_ Date



*Saddle Hill, Auburn, NH*  
*Option List*

*Framing*

Trey Ceilings, (if permissible)	\$ 3,800
Farmers Porch (3/4 front of house, Mahogany decking, wooden steps)	\$ 100.00 s.f.
Skylight (opening with pole)	\$ 3,000
Additional windows (28x28 double hung vinyl)	\$ 900
Additional Interior doors	\$ 400
Cased Opening	\$ 200
Add Interior Door where a Cased Opening Exists (Standard Doors Only)	\$200
Pull down attic staircase	\$ 1,200
French Door Single/ French Door Double	\$600/850
9' Ceilings on First Floor if Plan Allows	\$7,000

*HVAC and Plumbing*

Gas Lines (Stove or Dryer, line only, not installed)	\$ 450
Jetted Tub	\$ 2,000
4' Tiled Shower (No Glass Doors)	\$ 6,500

*Electrical*

Additional Overhead light wiring & switch	\$175
Additional Phone, Electric or Cable line	\$150
Ceiling Fan/Light wiring, 2 switches	\$300
Additional Recessed light	\$200
Dimmer Switch	\$120
Fireplace Blower, installed	\$300

*Carpentry*

Stained Interior trim (Clear pine, Interior doors and windows to be white)	\$ 6,000
Crown Molding per foot	\$ 20.00
Chair Rail per foot	\$ 20.00
Shadow Box Molding per foot	\$ 20.00
P.T. Decks per square foot	\$ 20.00
Solid 6 Panel Pine Interior Door	\$ 250 per door
Stained Spindle package	\$350
Oval Mirror in 1/2 bath	\$200
Additional Shutters per window	\$250
Oak Staircase	\$4,000
Paneled Shutters per home Front Only	\$400
Arched Openings	\$150 per opening
Walk Out Basement (if Lot allows)	\$200 per Linear foot

*Miscellaneous*

Side Loaded Garages	\$ 3,000
Alarm System Wiring Only: 1 Keypad, 2 Motion Detectors and All Door Tabs ( Pre Construction Only)	TBD
Brushed Nickel Interior Lever Handles	\$ 20 per door
Brushed Nickel Exterior Lever Handles	\$40 per door

\*\*Prices on all Options are based on Pre Construction. Prices may increase if home is already framed\*\*

Rev 8-1-15





SADDLE HILL  
AUBURN, N.H.

**SPECIFICATIONS, GENERAL CONDITIONS AND EXPRESSED WARRANTY ADDENDUM**

This Agreement is part of the Purchase and Sales Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **JMJ Properties**, further referred to as the **SELLER** or Contractor, and the **BUYERS** \_\_\_\_\_.

**SECTION 1 - GENERAL CONDITIONS**

**Article 1 - Contract Documents:** The contract includes the Purchase and Sales Agreement thereto, this agreement, and the selection forms, and addendum's, signed by both parties. The intent of these documents is to include all labor, materials, and services of every kind necessary for the proper execution of the contract and the terms and conditions of payment thereof.

**Article 2 - Materials and Labor:** Except as otherwise noted, the **SELLER** shall provide and pay for all materials, labor, tools, equipment and all other items necessary to complete the work. Unless otherwise specified, all materials shall be new, and both workmanship and materials shall be inspected by local Building Inspector.

**Article 3 - Selections:** Attached are normal selections, if the selection made by the **BUYER S** are not readily available, it will be the **BUYERS** responsibility, upon notification by the **SELLER**, to immediately make new selections so as not to delay the completion of the contract. All selections must be completed within ten (10) working days from the signing of the contract.

The **SELLER** will not be responsible for any verbal agreements or changes between **BUYER(S)**, the salespeople, or the contractors employees. All changes must be approved by both the **BUYER(S)** and the **SELLER**.

**Article 4 - Storage and Occupancy:** The **BUYER** is not allowed to store any article or in any way occupy the premises until after transfer of title.

**SECTION 2 - SPECIFICATIONS:**

**Article 1 - Materials and Labor:** All labor, materials, and equipment will meet or exceed the specifications of the Town of Auburn Building Department. All materials, unless specified will be new. All work shall be performed as the plans unless otherwise stated in the agreement and signed by both parties.

### SECTION 3 - HOME WARRANTY PROGRAM:

The **SELLER**, in its continued effort to provide service and good relations between itself and the **BUYERS** is providing each of the **BUYERS** with this home warranty program. The intent of the program is to correct defects in materials and workmanship. This program is not intended to be misconstrued with a maintenance program that is the responsibility of the **BUYERS** in the everyday upkeep of the home.

1. Structural - The house is warranted to maintain structural integrity for a period of one year. Minor cracks in the concrete floors and foundation are not warranted.

2. Electrical - All electrical wiring, switches, and related components are warranted for a period of one year with the exception of circuit breakers and light fixtures which are warranted for six months. There is no warranty on light bulbs.

3. Plumbing - There will be a one year plumbing warranty for all labor and materials with the exception of the fixtures which are warranted for six months by the Supplier,. Plumbing fixtures with defects shall be repaired on site at the property and not replaced. There is no warranty on the faucet washers.

4. Appliances - Appliances are warranted by the manufacturer. Such warranties are generally found attached along side of the appliance. **BUYERS** should contact the local factory warranty repair services for any problem that should arise during the applicable warranty period.

5. Landscaping - The **SELLER** shall provide the **BUYER** with a lawn base. This consists of a loam cover and enough seed to generate the start of a lawn. Once the base has been provided, the **SELLER** relinquishes from all responsibility or liability. Acts of nature, such as drought, washouts, weeds, and insects are not covered by this program. Loam used is taken from on site whenever possible. The **BUYER** should understand that in order to maintain as low a selling price as possible, the contracts provides minimum landscaping. In order to achieve a good lawn, the **BUYER** is faced with at least two years worth of reseeding, weed control, watering, removal of rocks and stone and constant mowing. It should also be noted that especially in areas where the ground has been substantially altered, settlement may occur which may cause flooding or water pockets. This is specifically true near the foundation of the house. Because settlement is not due to improper construction, the **SELLER** will not make these repairs. It should be noted that where steep slopes exist, washouts may occur. The **BUYER** must make a conscientious attempt to assist the grass to grow as rapidly as possible. The grass will hold the soil once it has matured. It is the **SELLER'S** policy, in case of major washouts, to assist the **BUYER** in repairs at his option. The assistance may be in the form of supplying additional loam that the **BUYER** may use to fill in these washouts.

If **BUYER** hires an outside contractor after closing to do additional landscaping, the Seller relinquishes all responsibility and liability for re-directing drainage, re-grading, unblocking drainage pipes or crushed pipes.

6. Foundation - We warrant that your concrete foundation and basement floor will be free from seepage and leaking of ground water for a period of one year from the commencement date. However, it is impossible to assure you that condensation will not occur as this is the nature of new concrete and therefore, we expressly do not guarantee against dampness by reason of condensation. Moreover, it is the homeowners responsibility to correct any minor settlement near the foundation which may cause water pockets. Not covered by this warranty is seepage due to unusual flooding or rains greater than two inches in twenty four hours. It is not possible to

prevent concrete from minor cracking because of the nature of the materials, but all major cracks which emit water are to be covered for a period of one year from the commencement date. Major cracks are defined as having a width of greater than 1/4 inch.

1. Roof - we warrant against leaking roofs by reason of defects in materials or workmanship, but we expressly do not guarantee against leaks caused by reason of ice backup. it is the responsibility of the **BUYER** to prevent accumulation of ice off the roof.

8. Water Supply-The Seller shall provide potable water as required by the standards of the Town of Auburn, NH. If selected by the Buyer at an additional cost, Seller shall install a water filtration system which is warranted by the manufacturer. Seller makes no warranty regarding the quality of the water following the installation of the filtration system. Additionally, Builder is not responsible or liable for water quality or quantity after closing.

9. Interior finish- We warrant that the doors and windows in the premises are warranted against defect in material and workmanship, however, it must be understood that wood swells and shrinks in accordance with moisture in a new home. Due to the nature of wood, drywall and plaster, you may experience some sticking and binding. Similarly, and for the same reasons, hairline cracks and screw pops may develop in the wallboard, at corners, and around doors and windows in all surfaces which we do not warranty. Shrinkage and expansion gaps may develop in hardwood flooring due to the nature of wood and the drying process, therefore, we cannot warranty against this. Floor creaks and squeaks may develop due to the nature of wood which shrinks and swells in accordance with the moisture in a new home. The flooring shall not be removed or lifted to remedy this.

10. Driveways - Driveways, if paved are guaranteed against undue settlement and major cracks for a period of one year. Minor cracks are not guaranteed. If the home is built in winter than the driveway will be completed as quickly as weather permits but the contractor will in no way be held liable for muddy flooring. Repairs will be Patch only and may not match existing driveway. Builder will not resurface whole driveway to match. Do not use Salt on Concrete Walkways and Stairs. Use of Salt will void the Warranty of these areas.

11. Heating System - Heating systems are warranted for a period of one year by the **SELLER**. heating systems may be warranted by the manufacturer for a longer period. The **SELLER** will make available manufacturers warranty information and the installers home number if requested by **BUYER**. It should be noted that if you turn your thermostat down while you go away in the winter, or allow the house to continuously go through severe temperature changes, heat the home by woodstove or fireplace, it may result in the opening up of hardwood floors, warpage or interior doors, twists or beams, nails popping, and minor cracks in the drywall, as well as hairline cracks in the fiberglass tub. It is recommended that you maintain a uniform temperature with proper humidity throughout the winter months. Turning the thermostat below 60 degrees may result in pipes freezing in the basement because the basement ceilings are insulated to conserve energy.

12. Painting - Painting will not be repaired unless it is specifically noted on the walk through list. When describing defective painting please be specific.

13. The Following conditions are not warranted by the seller:

- a. Chips or breaks on all countertops, vanities and cabinets not include on the walk through list.
- b. Cuts and breaks on all inlaid or vinyl floors not included on the walk through list.
- c. Broken or missing storm windows and screens not included on the walk through list.

- d. Broken glass, broken or cracked globes on light fixtures not included on the walk through list.
- e. Scratched or chipped plumbing fixtures not included on the walk through list.
- f. All painting, interior and exterior not included on the walk through list
- g. Damage caused by ants or insects of any type after transfer.
- h. Mildew
- i. Municipal or public utility services.

14. In case of emergency, it will be the responsibility of the **BUYER** to make a reasonable attempt to shut off electrical power, or water main, and to discontinue the use of the facilities which would otherwise create additional damage.

15. Changes made to original equipment: Any changes or modifications made to existing plumbing, heating or electrical systems will void the Builders and Manufacturers warranty.

Witness	Date	Buyer	Date
---------	------	-------	------

Witness	Date	Buyer	Date
---------	------	-------	------

Witness	Date	Seller	Date
---------	------	--------	------