

EXHIBIT B

JUNIPER RIDGE CONDOMINIUM

THE RIDGEWAY STANDARD FEATURES

7/28/2026

UPGRADES ARE ONLY AVAILABLE FOR PRECONSTRUCTION UNITS WHERE SELECTIONS HAVE NOT ALREADY BEEN MADE BY THE BUILDER.

CABINETRY KITCHEN & BATHS

- Maple or Birch Doors, all Wood Box Frame, All Soft Close Doors and Drawers, Wooden Lazy Susan, 42" Upper Cabinets, , and 6-foot Island.
- Cabinet Hardware from Builder Selection.

COUNTERTOPS KITCHEN & BATHS

- Quartz Countertops.
- 4" Quartz backsplash.
- Vanities include 4" Backsplash and Side Splash.

KITCHEN APPLIANCES

- 30" Gas Slide in Stove, Non-Vented Microwave, Dishwasher with Stainless interior and Standard Depth Refrigerator. All Stainless Finish.
- Installation: All Appliances will be Installed Prior to Closing
- Garbage disposal Included.
- Refrigerator with Waterline and Basic Shutoff Behind it.
- Back orders, Discontinuations, and other Factors may Necessitate Substitutions with Similar or Superior Products.

PLUMBING

- Kitchen Faucet - Single hole, Deck Mount, Moen Genta LX Chrome 7882
- Kitchen Sink - 18- Gauge Undermount, Single Bowl sink approximately 27 7/8" x 15 15/16ths.
- Master Shower - Fiberglass Shower
- Bath Faucets - Single hole, Deck Mount, Moen Genta Chrome LX 6702.
- Bath sinks - Rectangle Ceramic White Undermount.
- Shower fixtures – Moen Genta Chrome T2473EP.
- White Toilets, Tubs and Showers.
- Fiberglass Tub/Shower Combination in the Upstairs Guest Bath Only.
- Kohler Toilets are Comfort Height with Elongated Bowl.
- All Bathroom Fans include Lights and are Vented to the Exterior.

FLOORING

- 3 1/4"x 3/4" Hardwood Living Room, Dining Room, Kitchen, Pantry, First Floor Halls.
- Carpeted Staircase First to Second Floor & Carpeted Upstairs Hall.
- Master Bath: 12x12 tile Flooring.
- 12 x 12 Tile in Guest Bath, Powder Room & Laundry Room.
- Upstairs Bedrooms, Closets & Hall- Dream Weaver Common Ground (or equivalent) Polyester Carpet with 8-Pound pad.

Fireplace

- None

INTERIOR FINISH

- Baseboard Molding - 9/16" x 5 1/2" flat stock,
- Stair Trim and Window/Door Casing - 1" x 4"
- Interior doors - Masonite, Single Panel, doors, Smooth Finish
- First floor ceiling is 9 Feet, Second floor ceiling is 8 Feet.
- Ceilings Finish is Smooth and Painted
- Closet Interiors are Painted White

INTERIOR PAINT

- Benjamin Moore Regal Flat Wall Paint, Two Coats over Primed Drywall. One Color from Builder Selection.
- Benjamin Moore Regal Semi-Gloss White Trim, Two Coats over Primed Finish Material.

INTERIOR LIGHTING/CABLE

- (4) Living Room and (4) Kitchen - 4" LED Recessed Lights – Locations Selected by Builder.
- (2) Pendant Lights over Kitchen Island.
- (1) Living Room Ceiling Fan with Fan Speed and Light Control – Location Selected by Builder.
- (1) Dining Room Hanging Fixture – Locations Selected by Builder.
- (1) Vanity Light Over Each Sink.
- (1) Hanging light Staircase – Location Selected by Builder.
- Overhead lights in Walkin Closet, Halls & Bedrooms. No Lights in Guest Bedroom closets.
- (4) Cable Connections in Living Room & Bedrooms. These will be high for mounted TV's.

MIRRORS/CLOSET SHELVEING

- Customer must Supply & Install their own Mirrors after closing.
- Closets with White Wire Shelving.

Garage

- 9' Wide x 7' High Single Insulated Steel Carriage House Door
- One Car Garage with Automatic Door Opener with Battery Backup, Keypad, & Two Remote Openers
- Liftmaster ½ Horsepower Belt Drive Garage Door Opener
- 4 Inch Concrete Garage Floor
- Drywall on Walls Primed only- Unfinished Area.

BACK STEPS/BACK PATIO/ FRONT WALKWAY

- 10 x 12 Paver Patio & Privacy Barrier.
- Composite Steps from Back door to Patio.
- Paver Front Walkway – Color Chosen by Builder

TECHNICAL SPECIFICATIONS

UTILITIES & COMPONENTS

- Municipal Water Managed By Pennichuck Water
- Sewer - Town of Londonderry
- Heating - Natural Gas with Forced Hot Air
- Central Air Conditioning
- 2 Zone, Forced Hot Air, 96% High Efficiency 2 stage Gas Furnace
- Trion High Efficiency Air Cleaner
- Programmable Thermostat Each Floor
- 50 Gallon Electric Water Heater
- 200-amp Electrical Service with Circuit Breaker Panel
- Underground Utilities
- Internal Fire Protection Sprinkler Systems
- Electric Washer and Dryer Hookups

ELECTRICAL

- Outlets and Switches – Locations Selected by Builder.
- External Weatherproof Outlets in the Front and Back.
- External lights, Sconce Light outside Back Exit Door, Front Lamp Post, Recessed Light over Front and Garage Doors,– Locations and Fixtures Selected by Builder.
- Prewiring for Fan in Main Bedroom & Guest Bedrooms.
- Smoke and CO Detectors per Local Code.

WINDOWS

- Harvey Vinyl Windows
- Energy Efficient, Tilt Wash, Lo-E Insulated Glass with Warm Edge Glazing System & Argon Gas
- Full Window and Slider Screens

ROOF

- IKO Cambridge Algae Resistant Architectural, Asphalt Shingles with 30-year rating- Color Dual Black.
- Standard Seam Black Metal Roofing over Front Entry Door.

- Shingles Installed on 15# Building Paper atop 5/8" Plywood Sheathing.
- 6' Ice & Weather Shield at Rafter Tails & Valleys.

Exterior Wall Construction

- 2 X 6 Wood Studs, 16" on Center, w/TYPAR (or equal) Wind Barrier & 1/2" OSB.
- 2 X 6 Wood Studs in Garage Framing.
- Area separation wall professionally designed by USG Corp for fire resistance & noise attenuation.

FLOOR CONSTRUCTION

- 2x10 Wood Joists 16" on Center 3/4" Tongue & Groove Treated Advantec Plywood, Glued and Nailed (Typ.)
- Structural Beams Sized According to Design

INTERIOR CONSTRUCTION

- 2 X 4 Wood Studs, 16" on Center
- Walls: 1/2" Gypsum Wall Board on Each Side, Stud Moisture-Resistant / Fire Rated Where Required
- Attic Access Hatch

INSULATION

- Walls: R-21 Fiberglass Batting in Exterior Walls
- Rockwool insulation in area separation walls
- Basement Ceiling: R-30 Fiberglass Batting
- Ceiling: Blown R-49 Between Ceiling Joists, R-38 Between Rafters in Cathedral Ceiling, Provide 2" Thermal Air Space
- An Energy Audit is Required for all Units. The Insulation Listed may be Altered to Satisfy the NH Energy Code Requirements.

EXTERIOR

- Front door Therma-Tru Fiberglass S606 door with Three Lite Vertical, Clear Glass Top Transom.
- Black levered Handles & Hinges. – Exterior Door Painted Black.
- Bulkhead From Basement
- (2) Spigots – (1) Garage and (1) Back of Unit.
- 9-foot-wide Asphalt Driveway with Paver Walkway. Driveway Depth and Shape will Reasonably Follow the Approved Site Plan only.
- Siding - Royal Estate Vinyl Siding with white PVC trim..
- Irrigation Installed by Builder and Repaired and Replaced by the Homeowner's Association.

LANDSCAPING

- Builder to Complete all Landscaping. The Maintenance and Replacement will be handled by Homeowner's Association.
- Initial Landscaping per Approved Site Plan.
- Deviation/Substitutions not Allowed by Builder.

GUTTERS

- Only the rear of certain buildings will have required drainage gutters. These Units are Identified on the Juniper Ridge Site plan

TOILET PAPER HOLDERS & TOWEL RACKS

- Not Supplied or Installed by Builder

Note: Like or Higher Quality Materials May Be Substituted Without Notice. Product availability will change over time.