

# **EXHIBIT B**

## **JUNIPER RIDGE CONDOMINIUM**

### **LUXURY STANDARD FEATURES**

#### **9/2/2026**

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

#### **CABINETRY KITCHEN & BATHS**

- White Maple or Birch Doors, all Wood Box Frame, All Soft Close Doors and Drawers (Except Pull out Trash), Wooden Lazy Susan, Contemporary, 9' Stacked Upper Cabinets, Pullout Double Trash Bin, and Oversized 7-foot Island with Raised Cabinet Panels and Legs.
- Cabinet Hardware from Builder Selection. Preconstruction Upgrades Available.

#### **COUNTERTOPS KITCHEN & BATHS**

- Quartz Countertops from Builder Selection.
- Tile backsplash for Kitchen under Cabinets and Range Hood.
- Preconstruction Upgrades Available.
- Vanities include 4" Backsplash and Side Splash.

#### **KITCHEN APPLIANCES**

- 30" Gas Slide in Stove, Microwave drawer, Vented Range Hood, Dishwasher with Stainless interior and Standard Depth Refrigerator. All Stainless Finish.
- Preconstruction Upgrades: Choice of two additional upgrade packages from Builder Selection through Barrons Appliances Manchester NH (Including Electric Stove Options – Prior to Units having Sheetrock).
- 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 Floor Pan with 12 x 24 Polished Ceramic Wall Tiles in a Staggered Vertical pattern, Color Choices are White, Gray, or Beige. Includes two Matching Corner Shelves and a 12" Waterfall Accent from the Builder's selection.
- 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 Main Bath Only.

- Kohler Toilets are Comfort Height with Elongated Bowl.
- All Bathroom Fans include Lights and are Vented to the Exterior.
- Upgraded Bath Fixtures available from Builder Selection.

## FLOORING

- 5"x ¾" Engineered Hardwood Living Room, Dining Room, Kitchen, Dinette, Pantry, First & Second Floor Halls, Color Choices are Natural or Forest Hills.
- Coordinating Hardwood Treads with White Painted Risers for Both Staircases.
- Master Bath: 12x24 tile Flooring from Builder's Selection in White, Gray or Beige. Staggered Pattern Installation Parallel to the Bath Vanity.
- 12 x 12 Tile in Guest Bath, Powder Room, Laundry Room and Bottom Garage Stairway from Builder's Selection. White, Gray and Beige Color Choices.
- Upstairs Bedrooms and Closets - Dream Weaver Common Ground (or equivalent) Polyester Carpet with 8-Pound pad. Color Choices are Soft Pine or Moon Mist.

## Fireplace

- Modern Flames Electric Landscape Pro multisided 56" fireplace. Top & Bottom Solid Hardwood Mantels in White or Black. Multilight feature with Remote Control.

## INTERIOR FINISH

- Baseboard Molding - 9/16" x 5 ½" flat stock,
- Stair Trim and Window/Door Casing - 1" x 4"
- Interior doors - Masonite, Single Panel, Hollow Core, Smooth Finish
- First floor ceiling is 9 Feet, Second floor ceiling is 8 Feet with Vaulted Master Bedroom ceiling
- Ceilings Finish is Smooth and Painted
- 1<sup>st</sup> floor staircase is Box Newel Posts with Modern Cable Railings
- Closet Interiors are Painted White

## INTERIOR PAINT

- Benjamin Moore Regal Flat Wall Paint, Two Coats over Primed Drywall. Customers can choose from Three colors but Must Select One Color for the Entire Unit.
- Benjamin Moore Regal Semi-Gloss White Trim, Two Coats over Primed Finish Material.

## INTERIOR LIGHTING/CABLE

- (4) Study/Dinette, (5) 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 – Locations Selected by Builder.
- (1 ) Dining Room Hanging Fixture – Locations Selected by Builder.
- (1) Vanity Light over each sink.
- (2) Staircase sconce lights – Locations Selected by Builder.
- Overhead lights in Pantry, Walkin Closet, Laundry, Halls & Bedrooms. No Lights in Guest Bedroom closets.
- (5) Cable Connections in Living Room, Bedrooms, Study/Dinette. Locations Selected by Builder.

- Cable Jack in Study/Dinette approximately 18” off the Floor. Living Room & all Bedrooms will be Approximately 5 feet from the Floor with a Power Outlet. Location Selected by Builder.

## **MIRRORS/CLOSET SHELVING**

- Customer must Supply & Install their own Mirrors after closing.
- Closets with White Wire Shelving. Design Upgrade Options available for the Master Closet.

## **GARAGE**

- 18’ Wide x 7’ High Single Insulated Steel Carriage House Door
- Two 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

## **BACK DECK/BACK PATIO/ FRONT WALKWAY**

- 12 x 12 Composite Decking with Vinyl Rails & Privacy Barrier for Back-to-Back Decks.
- No Steps from Deck to Ground level
- Maintenance Free Lattice Underneath Deck
- 4x4 Paver 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
- Ranni Tankless 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 Basement Exit Door, Front Lamp Post, Recessed Light over Front and Garage Doors, Switched Double Spotlight (No Motion) over Slider to Deck – Locations and Fixtures Selected by Builder.
- Prewiring for Fan in Main Bedroom & Guest Bedrooms.

- Smoke and CO Detectors per Local Code.
- Any Customer Supplied Lights will have to be Installed by Customer after Closing at Customer's expense. No Credit will be given for Existing Fixtures or Installation Cost.

## 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 Hatch in Master Closet or Guest Bedroom – Location Determined by Builder.

## INSULATION

- Walls: R-21 Fiberglass Batting in Exterior Walls
- Rockwool insulation in area separation walls
- Garage/Unfinished Room 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.
- Back Exit Door - 36" Fiberglass Door Black Hinges.

- (2) Spigots – (1) Garage and (1) Back of Unit.
- 19-foot-wide Asphalt Driveway with Paver Walkway. Driveway Depth and Shape will Reasonably Follow the Approved Site Plan only.
- Siding - Royal Estate Vinyl Siding Ironstone, Marine Blue or Granite Gray with white PVC trim. Vertical Siding in Peaks. Building Colors Preselected by Builder
- 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.***