

Echo Farm of Epping, LLC

Building Specifications

Proposed Building Location: Echo Farm | Epping NH

FOUNDATION

- Footings: 8" concrete. (2) Rows of #4 rebar when required
- Foundation: House: 8 X 7'10" poured concrete.
- Footings and Walls: 3000 psi concrete
- Radon: Sub slab system with vent in basement

Any Radon mitigation will be at Buyer's expense

Excavation and Site Work

- Well and Septic according to N.H. State approved plan
- Seller will provide water free from Coliform / E-Coli bacteria
Any additional testing and/or filtration system are the responsibility of the Buyer(s)
- Driveway: Paved
- Walkway: Gravel
- Yard: Rake and seed existing loam on site up to 30ft or cut around the house
- Drainage: All houses have interior/exterior perimeter drains and basement has $\frac{3}{4}$ " crushed stone under 4" slab, 8-12" footings

Location of house and tree cutting per builder's discretion

Frame

- Sills: (1) 2x6 pressure-treated, with sill seal and steel anchor bolts, plus (1) 2X6 KD plate.
- Joists: Per plan, per code, 16" on center (O. C.)
- Bridging: Solid wood blocking or 1x3 cross bracing as required
- Subflooring: $\frac{3}{4}$ " Advantech tongue and groove glued and nailed to joists. :
- Underlayment: $\frac{3}{8}$ " A/C underlayment equivalent under vinyl and tile floors.
- Exterior walls: 2 x 6 16" on center $\frac{1}{2}$ " OSB with Tyvek house wrap
- Interior walls: 2 x 4 16 "on center
- Ceiling height: 8' +/-
- Decks: 2 x 10 16"on center with $\frac{3}{4}$ inch T & G Advantec Plywood
- Roof: 2 x 10 16" on center CDX OSB plywood

Exterior

- Windows: Paradigm 8300 series low-E vinyl window
- Front Door: Craftsman Style Therma-Tru or equivalent with sidelight or sidelights painted white
- Siding: Certainteed Mainstreet vinyl (standard colors) w/traditional corners, aluminum trim
- Deck: egress per plan, 12x 12 pressure treated deck
- Front: Maintenance free deck per plan with steps
- Shingles: Certainteed Architectural Shingles or equivalent limited lifetime warranty

Electrical

No changes are permitted after electric walk through

- Service: 200 AMP
- Phone: Each bedroom, living room, and kitchen
- Cable: Each bedroom, living room
- Outlets: To meet local building code
- Switch and Plates: White
- Two exterior outlets included per local code
- Door Chimes: Per local code
- Smoke Detectors: Per local code

PLUMBING

- Heating: Forced Hot Air
- 2 zones with a **leased** propane tank buried on site. Propane tank owned by propane supplier.
- Hot Water: 40 gallon tank
- Exterior faucets: 2 frost free
- Bathtubs: Lasco or equivalent (white)
- Kitchen sink will be single bowl stainless steel
- Bathroom sinks to be single bowl porcelain (white)
- Water line for refrigerator included
- Faucets: Kohler or equivalent
- Fixtures: Mansfield or equivalent

INSULATION

- Walls: R-21 with vapor barrier
- Basement: R- 19 Ceiling: R-49

INTERIOR FINISH

- Walls: Sheetrock 1 coat primer, 2 coats paint- from builder's selection
- Doors: Craftsman Style , Brushed Nickel Door hardware and hinges
- Trim: 5.5" flat baseboard, 3.5" flat casing on windows/doors
- All interior trim to be primed and painted
- Shelving: Closetmaid wire shelving
- Kitchen and bath cabinets, vanities and counter tops: **\$8000.00 allowance**
- Cabinet Hardware: to be provided by Buyers, delivered with cabinets and installed by builder. Late delivery will incur additional charges.

***ADDITIONAL INSTALLATION CHARGE FOR CUSTOM KITCHENS
I.e. CROWN MOLDING/APPLIANCE GARAGE/LAZY SUSANS ETC.***

ALLOWANCES:

- **Tile in Baths & Laundry From Builder's Selection**
- **Hardwood on First floor except bath, laundry & first floor master bedroom. From Builder's Selection**
- **Carpet in remainder of house from builder's selections**
- **Mirrors: Not Included**
- **Appliances: \$2000.00 allowance given as cash back at closing**
- **Lighting: Included 10 5" recessed lights and 1 flood lights. \$750.00 allowance given as cash back at closing**
- **Deck: 12 x 12 Pressure Treated**

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

***RADON: SUB SLAB SYSTEM WITH VENT IN BASEMENT
ANY RADON MITIGATION WILL BE AT BUYERS EXPENSE.***

BUYERS WILL BE RESPONSIBLE FOR ANY ADDITIONAL COST OF DRILLING AT COST \$12 PER FOOT AFTER 400FT IF WELL DOESN'T MEET STATE OR LOCAL STANDARDS.

**IF THERE IS A CONFLICT BETWEEN HOUSE PLANS AND SPECIFICATIONS, SPECIFICATIONS SUPERCEDE PLANS
ALL INTERIOR MEASUREMENTS ARE APPROXIMATE**

*****AT THE SELLER'S REQUEST, THE BUYERS ARE NOT PERMITTED TO VIEW THE PROPERTY DURING BUSINESS HOURS**

*****AGENTS MUST ACCOMPANY THEIR BUYERS AT ALL OTHER TIMES. PLEASE DO NOT CONTACT THE BUILDER OR SUBCONTRACTORS WITHOUT PRIOR PERMISSION**

*****FINAL BANK INSPECTIONS NEED TO BE SCHEDULED THE MORNING PRIOR TO THE CLOSING DATE. IF THE BUYERS LENDING INSTITUTION NEEDS ADDITIONAL TIME, THE DATE OF CLOSING WILL BE EXTENDED. PLEASE ADVISE YOUR LENDER AT THE TIME OF LOAN APPLICATION. HOUSE WILL BE BROOM SWEEPED CLEAN PRIOR TO CLOSING**

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER/CONTRACTOR _____ DATE _____