

# SPECIFICATIONS | Riverbend | Epping | New Hampshire

## Langdon Construction LLC

### **FOUNDATION**

Footings and Walls: 3000 psi concrete  
Basement Windows: Per plan and lot topography  
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 with granite mailbox post, including brackets  
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**

Exterior walls: 2 x 6 16" on center 7\16" OSB with vapor barrier  
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  
Sills: 2 x 6 pressure treated  
Roof: 2 x 10 16" on center with zip system or per plan

### **Exterior**

Windows: Low E insulated/tilt with 6 over 6 grills between glass  
Front Door: Stanley or equivalent with sidelights painted white  
Siding: Certainteed Mainstreet, vinyl w/traditional corners, aluminum trim  
Deck: 12x 12 pressure treated deck  
Front: Maintenance Free Portico unless otherwise specified  
Shingles: IKO Architectural Shingles or equivalent limited lifetime warranty

### **Electrical** No changes are permitted after electric walk through

Service: 200 AMP  
Network/Phone: Four total outlets of CAT5e (placed at electrical walk-through)  
Cable: Four total locations (placed at electrical walk-through)  
Outlets: To meet local building code  
Switch and Plates: White  
Two exterior outlets included per local code  
Door Chimes: Per local code  
Smoke Detectors/CO2 Detectors: Per local code

## **PLUMBING**

Heating: 95% efficient Forced Hot Air  
2 zones with a **leased** propane tank buried on site.  
Hot Water: on demand  
Exterior faucets: 2 frost free  
Bathtubs: Lasco or equivalent (white)  
Kitchen sink will be double bowl stainless steel  
Bathroom sinks to be single bowl porcelain (white)  
Water line for refrigerator included  
Faucets: Delta or equivalent  
Fixtures: Mansfield or equivalent

## **INSULATION**

Walls: R-21 with vapor barrier  
Basement: R- 19 Ceiling: R-49  
All windows, doors and exterior penetrations to be foam sealed

## **INTERIOR FINISH**

Walls: Sheetrock 1 coat primer, 2 coat paint- Benjamin Moore Neutral  
Doors: Craftsman style, Brushed Nickle Door hardware and hinges  
Trim: 1x5 flat stock baseboard, 1x4 flat stock casing on windows/doors  
All interior trim to be primed and painted Shelving: Closetmaid

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

Cabinet Hardware: to be purchased by Buyer, installation charge is \$450.00 and hardware must be delivered with cabinets.

## **ALLOWANCES:**

**Kitchen cabinets, vanities and countertops – Allowance \$10,000.00**  
**Tile in Baths & Laundry, Natural Red Oak on First floor and stairs to second floor**  
**Carpet in remainder of house. All flooring from builder's selections**  
**Mirrors: Not Included**  
**Appliances: To be purchased by buyer and installed by builder \$2000.00 Allowance**  
**(Prepped for Gas Range and Electric Dryer)**  
**Lighting: To include, 2 floodlights and 10 recessed lights included \$750.00 Allowance.**  
**Deck: 12 x 12 Pressure Treated.**

**ALL 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**

**This document to be included as an addendum and an integral part of the Purchase and Sale Agreement.**

The Builder/Contractor reserves the right to make product and material substitutions of similar quality or better in the event the product or material names herein is unavailable or to conform to local codes.

Plan dimensions are approximate and can be changed at the builder's discretion.

Any additions or deletions to the original specifications or plans will require a Change Order.

The buyer will pay any costs incurred by delays due to specific customer ordered choices. To include labor charges and finance charges.

Site Visits: Safety is the number one concern at our site. Unless accompanied by the listing broker or a builder representative, buyers are asked not to visit the site.

Sub-Contractors: Sub contractors play a significant role in the successful and timely completion of your home. They work on very tight schedules and lengthy discussions will only delay the process. It is our policy that no sub-contractors discuss monetary issues or changes in the work with customers. All questions related to your home must be channeled through the listing broker or a builder representative.

Change Orders: Change orders are done through the listing broker. The scope of change needs to be determined, priced accordingly, and then signed off by buyer and builder. Payments for changes will need to be submitted at the time the change order is created, and are non-refundable.

Delays in Construction: Any delays in construction that are due to buyer change orders or indecision, weather, labor shortages or material shortages outside of the builders control can delay the closing exponentially due to predetermined scheduling. Under no circumstances will Seller be responsible for Buyer's rate locks or any other lender related costs or restrictions.

Cleaning: House and grounds to be left "broom" clean, Fine window cleaning to be done by Owners.

Permits: All building permits included

BUYERS Initials \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

