



TRAILSIDE LANDING

EPPING, NH

Specifications

Foundation & Site Work

- Foundation: 8" poured concrete
- Drainage: Per plan, stone drip edge
- Waterproofing: Asphalt
- Sewer: Public sewer
- Water: Public water
- Driveway: asphalt, per plan or equivalent as site conditions allow
- Propane Tank: individually owned

Excavation and Site Work

- Yard: loam and seed disturbed areas
- Drainage: stone interior and exterior drip edge per plan

Frame

- Walls: 2 x 6 16" on center 7/16" OSB or equivalent
- Exterior Walls: 2 x 6 16" on center OSB or equivalent
- Interior Walls: 2 x 4 16" on center
- Sills: 2 x 6 pressure treated with sill seal
- Ceiling Height: 8'
- Decks: 2 x 10 16" on center with 3/4 inch subfloor
- Roof: 5/8" or equivalent

All structures to meet local residential building codes

Exterior

- Windows: white vinyl clad with screens - see plans for design
- Ice and Water Shield: 3' up on roof minimum
- Front Door: Builder's Choice
- House wrap: Tyvar or equivalent
- Deck: Slider To 10 Ft x 12 Ft composite deck
- Front Entry: Per Plan
- Shingles: Architectural Shingles, 30-Year dual black color

Electrical

- Service: 200AMP
- Phone and Cable: 3
- GFI: Per Local Building Code
- Outlets: Per Local Building Code
- Switch and Plates: White
- Exterior Outlets: Two exterior outlets included per local code
- Door Chimes: Per Local Code
- Smoke Detectors: Per Local Code
- Carbon Monoxide Detectors: Per Local Code

Plumbing and Heating

- Heating: Forced Hot Air by propane gas, 2 zones
- Hot Water: 40 Gallon Hot Water Heater
- Exterior faucets: 1 frost free sillcock
- Bathtubs: Builders Choice- White
- Kitchen Sink: Single bowl stainless steel
- Bathroom Sinks: Cultured marble
- Refrigerator: Water line for refrigerator included
- Faucets: Builder's choice
- Fixtures: Kohler or equivalent
- Interior Sprinklers: included, per local code

Interior Finish

- Walls: Sheetrock, 2 coats paint
- Paint: Builder's selection
- Trim: White, 5" Speed base, 3" flat casing on windows/doors
- Doors: 2 panel smooth masonite
- Kitchen Cabinets: White
- Shelving: Wire rack
- Cabinets, Vanities, and Countertops: Builder's selection, granite countertops in kitchen

Insulation

- Walls: 6" Fiberglass R-21 or per code
- Roof/Ceiling: 9" Fiberglass R38 or per code
- Basement: R30 or per code

Allowances

- Kitchen and Baths: Builders' selection
- Tile: In Baths, Laundry, Mudroom - Builders' selection
- Remainder of first floor: Luxury vinyl plank
- Carpet in remainder of house: Builders' selection
- Appliances: \$1,500.00 allowance
- Lighting : \$400.00 allowance

Options (Change Order Needed)

- Central Air: \$5,500.00
- Gas Fireplace: \$5,900.00
- Recessed Lighting: \$140.00 per can
- Ceiling Fan/Light Wiring: \$150.00
- Garage Door Opener: \$600.00
- Slider Screen Door: \$150.00

AGENTS AND BUYER AGENTS MUST ACCOMPANY THEIR BUYERS AT ALL TIMES. ALL CONTACT WILL BE MADE THROUGH THE LISTING AGENT.

BUYER INITIALS _____

SPECIFICATIONS ARE SUBJECT TO CHANGE WITH NOTICE.

BUYER INITIALS _____

IF THERE IS A CONFLICT BETWEEN HOUSE PLANS AND SPECIFICATIONS, SPECIFICATIONS SUPER-CEDE PLANS.

BUYER INITIALS _____

ALL INTERIOR MEASUREMENTS ARE APPROXIMATE. THE BUILDER RESERVES THE RIGHT TO MAKE PRODUCT AND MATERIAL SUBSTITUTIONS OF SIMILAR QUALITY OR BETTER IN THE EVENT THE PRODUCT OR MATERIAL NAME HERE-IN IS UNAVAILABLE OR TO CONFORM WITH LOCAL BUILDING CODES.

BUYER INITIALS _____

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. UNDER NO CIRCUMSTANCES WILL THE SELLER BE RESPONSIBLE FOR BUYER'S RATE LOCK OR ANY OTHER LENDER RELATED COSTS OR RESTRICTIONS.

BUYER INITIALS _____

FINAL BANK INSPECTIONS NEED TO BE SCHEDULED 5 WORKING DAYS PRIOR TO CLOSING DATE. IF THE BUYER'S LENDING INSTITUTION NEEDS ADDITIONAL TIME, THE DATE OF CLOSING WILL BE EXTENDED. PLEASE ADVISE YOUR LENDER AT THE TIME OF LOAN APPLICATION.

BUYER INITIALS _____

HOUSE WILL BE BROOM SWEEP CLEAN PRIOR TO CLOSING. THIS DOCUMENT TO BE INCLUDED AS AN ADDENDUM TO THE PURCHASE AND SALES AGREEMENT AND IS AN INTEGRAL PART OF THE PURCHASE AND SALES AGREEMENT.

BUYER: Signature _____ Date _____ Time _____

BUYER: Signature _____ Date _____ Time _____

SELLER: Signature _____ Date _____ Time _____