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Outline specifications for a _____ style home at Ridgewood in Falmouth, Maine. The home will include a __ car garage, ___ bedrooms and ___ baths with an unfinished basement and sheet-rocked, taped-to-finish garage and will be built on lot _____,

1. ALLOWANCES

- A. Appliances: \$4,000. Appliance cost, gas piping and cost of venting are all subject to allowance.
- B. Closet shelving: \$1,000
- C. Floor Coverings: \$10,000
- D. Kitchen Cabinets, bathroom vanities & countertops: \$12,000
- E. Light Fixtures: \$2,000 (4 recessed lights plus basement, exterior, bathroom fan and garage lights included in electrical specification below. The allowance is in addition and covers additional interior lighting fixtures)

2. SITE WORK

- A. Drainage: Foundation drainage shall consist of perforated plastic pipe around interior and exterior at footing level covered with 3/4" stone, and back filled with sand and drained to a lower point.
- B. Driveway. There will be 12" of gravel beneath the pavement. Pavement per site plan to garage. Includes granite step.
- C. Lawn: Loam and seed all areas and install landscaping per site plan.
- D. Utilities: Home will be connected to all utilities per site plan.

3. CONCRETE

- A. Footings and foundations: Footings shall be 10" x 16". Walls shall be 8" thick by 7' 10" high with anchor bolts 1' from all comers and spaced 6' OC. All walls over 32' in length will be 10" in width. There will be 3/8" reinforcement bar in the walls. Basement slab shall be 4" thick. The garage walls will be 8" thick by 4' high on 10" x 16" footings. The garage slab will be 4" thick with 6"x 6" 10/10 welded wire fabric reinforcement.

4. METALS

- A. Columns: Lally columns shall consist of 3 1/2" concrete filled pipe, spacing as required by design.

5. CARPENTRY

- A. Plates: Sills in contact with concrete shall be 2" x 6" pressure treated with sill sealer.
- B. Floor framing: All floor framing shall be 2" x 10" KD eastern spruce @ 16 OC with bridging or engineered floor system if spans require.
- C. Floor Sheathing: Floor sheathing will be 3/4" Advantech with additional 3/8" UL

plywood in areas where tile is to be installed.

- D. Studs: All studs shall be eastern spruce. Exterior walls are to be 2" x 6" @ 16" OC and interior partitions are to be 2" x 4" @ 16" OC.
- E. Wall Sheathing: Exterior wall sheathing shall be 7/16" ZIP board.
- F. Roof Sheathing: Roof Sheathing will be 1/2" ZIP board.
- G. Roof Rafters: Roof rafters will be 2" x 8" or 2" x 10" eastern spruce @ 16 OC or engineered trusses
- H. Ceiling Strapping: 1" x 3" @ 16" OC. Wood strapping shall be applied to all ceilings prior to installation of drywall finish in all of the finished areas.
- I. Exterior Trim and Siding: Exterior siding will be fiber cement siding or shakes; rakes and fascias will be pre-primed pine 3/4".
- J. Interior Trim: Window and door casings will be 1" x 4" poplar molding with 1" x 5" header stock. Baseboard will be 1" x 6" poplar molding. All per builder's samples.
- K. Decking: front entry deck and upstairs coffee deck (if applicable) will be mahogany decking or composite decking (at Buyer's option) with vinyl railing. Optional rear deck will be composite decking with no railing unless otherwise specified

6. MOISTURE AND THERMAL

- A. Insulation; walls Certainteed R-21 un-faced fiberglass with vapor barrier. Ceilings Certainteed R-49 combination fiberglass and Insulsafe spray insulation.
- B. Roofing: Roofing shall consist of 30-year limited warranty architectural shingles Certainteed or comparable, 6' of ice and water shield will be installed on house eaves and 3' on garage eaves. Ridge vent will be installed on house.

7. DOORS AND WINDOWS

- A. Exterior Doors: Exterior doors will be Therma Tru Smooth Star. Garage and basement will be construction grade.
- B. Garage Doors: One 16' x 8' or two 8' x 8' steel door with opener per plan.
- C. Interior Doors: solid Masonite or comparable 6-panel molded, pre-hung.
- D. Windows: Anderson 200 series low-e, double hung white PI with screens with 4/1 finelight grills.
- E. Foundation will include two windows
- F. Hardware will be Schlage Georgian or Plymouth style in brushed nickel or brass plated. Lever handles is an upgrade.

8. FINISHES

- A. Drywall: Interior walls and ceilings including garage will have 1/2" gypsum board with 3-coat joint system sanded to a smooth finish, ready for paint. Garage will have fire coded sheet rock where needed.
- B. Painting: Interior ceilings will consist of one coat of latex primer plus one coat of ceiling paint. Interior walls will consist of one coat of latex primer plus two coats of latex eggshell paint, not to exceed three different colors. Interior trim and doors shall be one color, with one coat of primer and two coats of latex paint. Exterior doors will have two coats of latex paint, one color.

9. MECHANICAL

A. Plumbing; All plumbing shall meet or exceed local and state codes. All water line feeds from meter shall be copper or PEX. All drains, traps and vents shall be PVC to within 10' of foundation.

Included are:

- One frost-proof sill cock
- One washing machine hook-up
- One dish washer hook-up
- One disposal
- Master bath: Lasco fiberglass tub with separate fiberglass walk-in shower. Kohler lav and fixtures throughout.
- Guest bath: Lasco fiberglass combined tub and shower unit. Kohler lav fixtures throughout.
- Half baths (where applicable): Kohler lav fixtures throughout
- Kitchen: Kohler stainless steel sink and polished chrome faucets
- Kohler fixtures will be "Devonshire" style unless otherwise specified. Brushed nickel finish will be an upgrade.

All toilet accessories including, but not limited to, mirrors, toilet paper dispensers, towel bars, soap dishes, and shower doors are the responsibility of buyer. The contractor will install all accessories with the exception of shower doors.

B. Heating: Heating shall consist of high efficiency direct vent oil or propane fired forced hot water baseboard heating system with three zones. Heating equipment to be specified after selection of gas or oil. All necessary baseboard radiation, thermostats and controls included.

10. ELECTRICAL

A. All electrical work will be performed to meet or exceed local and state codes. Electrical service shall be standard breaker panel, 200 AMP service. Pre-wiring for five cable television jacks and five telephone jacks is included. Bathroom fanlights are included. One chime will be located in foyer. Wiring for one light at each exterior door of house and garage is included. Wiring and installation of a lamppost is included. Basement will be wired according to National Electric Code. Smoke Alarms shall be installed according to 1997 National Electric Code. Two exterior GFI receptacles are included, along with wiring for a dryer. Garage interior wiring will include two porcelain light fixtures, one GFI receptacle, and a receptacle for the garage door opener.

11. OTHER

- A. Radon Venting: Radon venting shall be installed under basement floor, and roughed in from the basement ceiling to the attic. Radon removal fan and equipment, if necessary, is not included in the contract price.
- B. Front Steps: Front step will be granite
- C. Changes to plan: Contractor reserves the right to substitute materials of equal or greater quality. Both the owner and the contractor must agree upon any other

material changes to the plan. Both parties must agree to a change order in writing or by email, reflecting the change to be made and any change in the contract price.

- D. Contractor reserves the right to alter or amend the above specs prior to execution of a firm contract. Final outline specifications will be included as an exhibit to the Purchase & Sale agreement.
 - E. Gas fireplace (builder's package Lennox 4035 with mantle and 6" marble surround and standard built-ins) is included in base price. Any side built-ins are extra.
 - F. 10'x12' paver patio (builder's package) is included in base price
12. UPGRADES AND OPTIONS:
- A. First floor composite deck is \$2,000 upgrade, or enclosed screened porch on frost posts with vinyl railings and trim and attached deck is \$15,000 upgrade
 - B. If Buyer selects custom tile shower, Seller will provide waterproof pan and walls as substitute for base fiberglass shower unit, and Buyer will be responsible for the cost of tile labor and material.
 - C. Andersen 400 series windows, upgrade cost TBD based on window schedule
 - D. Whirlpool tub, upgrade cost TBD based on selections
 - E. Crown molding, built-ins, bead board, wainscoting, or chair rail, upgrade cost TBD based on selections
 - F. Garage painting add \$475

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