

Pineholm Estates, LLC  
LOGO

**BUILDING SPECIFICATIONS – 3/10/22**

Building location: Lot 1 Stretch Lane, Arundel, Maine

The following specifications are to include all materials, labor, and necessary services required for construction. All items or materials that are specified or that are of equal material or product of the same quality may be substituted at the discretion of the Builder. Work that is not described below or shown in additional drawings will not be considered unless required by applicable codes at which the minimum acceptable will be assumed. Please note Marketing Plans and/or the Model Home are reasonable facsimiles and may not be exactly what is incorporated into your house plan.

**SITWORK** (Builder's discretion of home location on site)

Paved driveway with turnaround at garage. Install perimeter drains as needed. Only areas disturbed by construction will be loamed and seeded.

**FOUNDATION**

Footings: 16"x8" concrete  
Foundation: House foundation 8"x7'10" poured concrete with steel anchor bolts  
Garage foundation 8 x 3'10" poured concrete with steel anchor bolts  
Floor Slabs: 4" thick concrete  
Bulkhead: Metal Bilco bulkhead to be determined by Builder  
Windows: (2) standard vinyl foundation windows at location determined by Builder if space allows  
Piers: 24"x24"x8" concrete under slab per plan  
Columns: 3-1/2" concrete filled steel lally columns as required  
Waterproofing: (1) coat asphalt sealer applied on house foundation wall below grade

**FRAME**

Sills: (1) 2x6 pressure-treated with sill seal and steel anchor bolts  
Joists: Per plan and per code at 16" on center  
Bridging: Solid wood blocking  
Subfloor: 3/4" Advantech tongue and groove glued and nailed to joist. Wall Height: Approximately 8 foot ceiling height  
Exterior Walls: 2x6 construction 16" on center  
Interior Walls: 2x4 construction 16" on center  
Beams: Built-up 2x's or LVL's as required  
Headers: Built-up 2x's or LVL's as required Ceiling  
Joists: Per plan and per code at 16" on center

Strapping: 1x3 at 16" on center with the exception of basement  
Wall Sheathing: 7/16" OSB sheathing with house wrap  
Roof Rafters: Per plan and per code at 16" on center  
Front Porch: Per plan with pressure treated framing and decking on precast concrete piers  
Roof Trusses: Engineered roof trusses installed 24" on center may be substituted for conventional roof framing at Builder's discretion

## **WATER AND SEWER**

Individual private well and septic system to meet all permitting requirements.

## **FRAMING AND ROOFING**

Per plan: 2 X 6 Wood frame exterior construction. 2 X 4 wood interior construction – 16" on center. Lifetime architectural asphalt black shingles. 72" row bituminous ice and water shield at bottom edge of roof and all valleys/shed dormers.

## **SIDING**

Horizontal vinyl siding, double 4" with choice of standard colors. Drip edge to roof in aluminum and vinyl vented soffit.

## **PORCH AND DECKS**

Front porch – per plan. Composite decking. Rails installed if required by code.  
Back deck – 10 x 12 composite deck (Builder's discretion on layout equal to approximately same square footage based on layout of lot).

## **WINDOWS AND DOORS**

Windows: Mathews Brothers energy efficient vinyl windows (Walcott series or equivalent). Screens, white contour grills between glass, Low E with argon gas insulated glass.  
Sliders: Mathews Brothers energy efficient vinyl sliding door (Walcott series or equivalent). Screen, white contour grills between glass, Low E with argon gas insulated glass.  
Front Door: Front door – 3'0" X 6'8" Low maintenance custom colonial door with fixed glass windows at top.  
Garage/House: Insulated fire rate door per code  
Side Doors: Insulated fiberglass door(s) per plan  
Hardware: Locksets in satin nickel finish keyed alike  
Garage Door(s): 9X7 raised panel steel insulated doors with openers.

**Specifications from this point forward apply to heated living space only.  
Unheated, unfinished space to be completed at the minimum acceptable to meet  
code.**

### **ELECTRICAL**

200-amp service

Power outlets and switches are placed per building code.

Five recessed cans included.

Credit for light fixtures of \$1500 to be credited to Buyer at time of closing.

Buyer to supply all surface mounted fixtures, fans, and bulbs at time requested by Builder.

Four cable outlet locations included.

Fan/light combination ceiling boxes included in living room and each bedroom as well as fan/light combo in each bathroom.

Kitchen island will be wired for pendant lights above.

### **PLUMBING**

Fixtures provided by Builder in satin nickel. Elongated Toilet with handles-chrome. Fiberglass tub/shower per plan. Bath sinks – white. Kitchen sink – under mounted standard stainless steel.

### **HVAC**

High efficiency (94% +/-) propane furnace – forced hot air. Three zones – first floor; second floor; primary suite. AC can be added to the system at an additional cost.

### **INSULATION**

As required to meet all of State of Maine energy codes.

### **DRYWALL**

Living space: ½” drywall. Garage: 5/8” as required by code. Ceiling finish is smooth.

### **INTERIOR PAINT**

Sherwin Williams paint or equal. One coat prime and two flat finish coats on all walls, except garage and basement stairway. Garage and basement stairway will be prime only. Buyer's choice on color. Choice must only require two coats. Colors that require additional coats will be charged to Buyer accordingly. Interior trim/doors to be standard white, semi-gloss finish. Exterior paint on front door only.

## **INTERIOR TRIM**

Shaker style 2 panel doors. Hardware to be satin nickel. Door trim: 3 ¼" shaker style. Window trim: 3 ¼" shaker style. Baseboard 5 1/2 speed base. Closets: Standard white wire shelf. Pantry and linen to have four shelves.

## **KITCHEN AND BATH**

Allowance of \$15,000 for all cabinets, vanities, and countertops. Allowance includes installation of all cabinets/vanities/countertops. Mirrors, medicine cabinets and accessories are to be installed by Buyer post-closing.

## **APPLIANCES**

Allowance of \$3000 for all appliances which will be credited to Buyer at time of closing. Appliances are to be delivered at date requested by Builder. Any delayed deliveries will delay the closing date. Buyer and Buyer's Real Estate Agent must be on site to accept delivery. Builder will install standard stove/oven with microwave that has re-circulating exhaust and dishwasher. Refrigerator to be put in place – water line hooked up post-closing by Buyer. Washer and dryer to be installed post-closing by Buyer. Please note Buyer is responsible for conversion parts and labor for gas stoves and any special parts needed for appliance hook ups.

## **FLOORING**

Living room/dining room/kitchen/entry to be 3 ¼" Red Oak prefinished wood floors. All bedrooms and interior stairs from 1<sup>st</sup> to 2<sup>nd</sup> floor to be chosen from Builder's standard carpet. Baths/mudroom/laundry area to be chosen from Builder's standard tile.

## **LANDSCAPING**

Spread on-site loam, rake and seed area disturbed by construction only. Buyer becomes responsible for all lawn care from date of closing forward.

## **CLEANING**

House and grounds to be "broom" clean only. Fine window cleaning to be done by Buyer.

## **UTILITIES**

Buyer responsible to have all utilities transferred in their name as of date of closing.

## **STRUCTURAL CHANGES**

Architectural fees will be charged for any structural changes to the plan. Additional fees for labor and material will be quoted by Builder. Any non-structural changes must be approved by the Builder at initial plan meeting. Change Orders will be executed and must be paid by Buyer immediately upon acceptance. All changes orders must be completed prior to foundation start. Upon start of frame, no additional changes will be allowed.

## **Selections by the Buyer**

**Selections:** Many items contained in this agreement require selections by the Buyer. It is therefore necessary that all materials and color selections be completed in a timely manner. The Builder must be advised of all selections to provide ample time for procurement, installations, and avoidance of delivery delays. If Buyer fails to select items within a timely manner determined by the Builder, Builder reserves the right to make said selections.

**Change Orders:** Any change in the standard specifications or plan made subsequent to the Purchase and Sales Agreement may result in additional charges to be determined by the Builder. There will be a \$200 minimum charge per change order plus the cost of the change required unless otherwise agreed upon.

**Special Orders:** Any special orders resulting in a delay with relation to lead-time of standard offerings will result in additional costs to the Buyer to be determined by the Builder. These costs will be time and materials plus cost of carry for the Builder.

**Upgrades:** All upgrades shall be billed to the Buyer and will be immediately payable to the Builder or vendor at the time of order prior to installation.

## **Exclusions**

Gutters, glass shower doors, water treatment systems of any type, TP / towel racks, fireplaces, and radon fans. In the event of natural problems below the surface of the earth, Seller reserves the right to increase its fixed price to relieve any newly incurred expenses.

## **Additional Terms**

The proceeding new home specifications are Seller's standard features. Many features can be upgraded for an additional cost. Seller reserves the right to, at its sole discretion; substitute any of these standard features with a similar item of equal or greater value. This information is subject to change without notice and should be verified before signing any agreement to purchase. Renderings are a close facsimile to final built home. Specifications supersede all building renderings and floor plans. Buyers will be able to review final construction plans prior to the start of construction at their request.