

Building Specifications

Stillwater Circle, Greenland

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 Developer. Changes to the specifications are negotiable. Work that is not described below or shown in additional drawings will not be considered unless required by applicable codes, when the minimum acceptable will be assumed.

Site-work

- Driveway: Typical 2" asphalt coat (finish coat not included), over 3" +/- of crushed gravel, over 12" +/- on-site sourced gravel base, 11' +/- wide. Length and/or turnaround per builder and will vary with plan.
- Trees: Cut and removed as minimally required for construction. Additional clearing is extra.
- Excavation: Excavation and removal of soils as required.
- Grading: Smooth final grade, using screened loam. (Builders Choice Of Optimal Grading)
- Drainage: 4" perforated PVC perimeter drains inside or outside footings to 4" solid PVC gravity Outfall "to daylight" (Or, if topography requires, sump basin & pump with future maintenance by Buyers).
- Water: Drilled Well with ½ or ¾ HP submersible pump system.
- Sewer: 6 Bedroom Septic
- Radon: Sub-slab piping up through chase in walls to the attic. "Further testing and mitigation by Buyer, Post Closing".

Foundation and Basement

- Footings: 8" concrete. (2) Rows of #4 rebar when required
- Foundation: House: 8X8'10" poured concrete.
- Garage: 8"x3'10" poured concrete; all foundation walls include steel anchor bolts.
- Columns: 3 1/2" concrete/steel, as required.
- Piers: 24"x24"x8" concrete, under slab.
- Reinforcing: Walls pinned to footing with rebar
- Windows: Vinyl windows. Number and location dependent on plan and site work.
- Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.
- Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed. Garage: 4" thick (3000) psi concrete, over compacted gravel.

Framing

- 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: 3/4" Advantech tongue and groove glued and nailed to joists.
- Underlayment: 3/8" A/C underlayment equivalent under vinyl and tile floors.
- Wall Height: 8' +/- Ceilings or per plan
- Exterior walls: 2x6 studs, 16" O.C.
- Interior walls: 2x4 studs, 16" O.C.
- Beams: Built-up 2x's or LVL's, as required.
- Headers: Solid built-up 2x10s. With R 7.5 interior insulation
- Ceiling Joists: 2x's per plan, per code, 16" O.C.
- Strapping: 1x3, 16" O.C.
- Wall Sheathing: Zip-R Sheathing R-6
- Siding: Certainteed per plan
- Trim: Vinyl or PVC corners/casing/soffit/frieze. Fascia/rake/shadow wrapped in white vinyl or PVC per Plan
- Rake overhang: Per plan.
- Roof Rafters: Per plan, per code, 16" O.C (Trusses 24" OC)
- Roof Sheathing: 5/8" Zip panel by Advantech
- Roofing: IKO Cambridge Architectural shingles
- Snow Belt: 48" row of bituminous ice and water shield at bottom edge of roof and all Valleys/Shed
- Flashing: Aluminum or lead as necessary
- Ventilation: Continuous ridge vents and continuous soffit vent.
- All construction is Per Plan or Builders choice. This includes home orientation and driveway location/layout as well as window(s) locations and all external/internal utility locations.

Decks and Steps

- Front Stairs: Composite decking, Vinyl rails (Only if required by Code) using pressure treated joists, on Pre-Cast concrete piers set 4' below grade.
- Rear Deck: Composite decking with vinyl rails (if required by code) - Final dimensions size & location determined by Plan or as otherwise agreed by builder

Fireplace

- Gas Fireplace w/surround and mantle to be determined by Builder.

Windows

- Mathews Brothers Sanford Hills or comparable all vinyl windows with Low E and Argon glass, screens, and black exterior, white interior contour grills between panes, per plan.

Exterior Doors

- Front Door: 3-0x6-8 insulated Thermatru or equivalent, 4 light with one pane, sidelites to match door, 5 lite above.
- Garage to house: Insulated steel Thermatru or equivalent, fire rated per code.
- Rear Door: 2-8x8-0 Thermatru Smooth Star 8 lite full glass.
- Side Doors: Insulated per plan.
- Hardware: Schlage Plymouth locksets black finish, keyed alike. (Patio doors normally require hardware supplied by manufacturer)
- Casing: 1x3" flat casing.
- Garage Doors: 9-0 x 8-0 Acadia 138 w/ Stockton Glass. Raised panel steel insulated garage doors to include (1 per door) Belt drive Openers w/ battery backup and integrated smart remotes available.

NOTE: Specifications from this point forward apply to heated living space only. Unheated unfinished space to be completed to meet code.

Electrical

- Service Size: 200 amp underground service. Meter located on house as determined by utility guidelines and builder discretion.
- Fixtures: Allowance \$3,500
- Light Cans: All other lighting to be "Cans" – Suitable Locations by Builder.
- Included for wiring: White duplex outlets and Decora style switches per code, smoke detectors per code, (2) exterior outlets, (1) garage outlet, basement lights determined by builder, (1) attic light, (3) exterior floods, lamp/fan bathroom fixtures, (1) basement outlet, (1) basic doorbell with (1) button location.
- Fan/light boxes to be installed in all bedrooms, and living room.
- Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan.
- Closet: All walk in closets to have ceiling light.
- Low Voltage Jacks Provided – Cat 6 Pre-Wired.
- Cable TV Jacks Pre-wired.
- Toe Kick lighting around kitchen perimeter

NOTE: If HDMI cable is needed, Owner to supply HDMI & Installation Post-Closing

Plumbing

- Fixtures: **Builders choice** of Kohler fixtures style in matte black.
- Main Bath Tub - 5' fiberglass tub with tile surround. (Tile from Builders Selections)
- Primary Bath Tiled Shower w/frameless glass shower door. (Tile from Builders Selections)
- Second Floor Primary Bath to include dual rain heads, one rain shower head and one wall shower head.
- Pot filler over cooktop.
- Water: Well
- Hot Water: 80 Gallon Hybrid
- Laundry: Hook Ups per Plan. Washer & Dryer installation by others, post Closing.
- Vented Ducts: 4" at baths, 4" at dryer.
- Sillcocks: (2) Frost-Proof, field determined location

- Gas Piping: Propane To furnace, fireplace and stove. Dryer gas line is an optional upgrade.

HVAC

- System: Forced Hot Air 1 zone per floor
- A/C: Central Air conditioning included.
- Furnace: Propane fired, (2) Rheem gas furnaces, (2) 13 seer condensers.
- Zones: 2 zones, one per floor.
- Fuel Tank: Propane tank sized as required & buried on site, "Owned By Propane Supplier.
- Radiation: Standard registers located at the discretion of the installer.
- Exhaust: Direct vent.

Insulation

- Roof: 3" closed cell with open over
- Ext Walls: 5 ½" open cell spray foam
- Basement and garage ceiling: R-30 fiberglass
- Stairwall to basement: R-15 fiberglass
- Air sealing: Foam around all doors windows.

Drywall

- Material: 1/2" drywall all walls and ceilings first and second floors, smooth finish; fire code
Drywall in garage per code.

Interior Paint

- Sherwin Williams or equivalent, Matte Finish- (2) Coats. 2 colors included.
Ceilings to be flat, primed w/ (1) finish coat flat white. (1) Coat latex primer and (2) coat semi-gloss latex "Super White" finish paint to be applied to window and door casings, doors and baseboard. Extra interior wall color changes, with approved standard paint color/type, at \$400 per color change

Exterior Paint

- 2 on-site coats to the exterior doors except Garage Doors are factory pre-finished (White).

Interior Trim (Shaker Craftsman Style)

- Doors: 2 panel molded doors with split jamb.
- Hardware: Schlage Plymouth locks matte black.
- Door Trim: 1 x 4" Craftsmen style with one piece decorative header.
- Window Trim of 3 ½" 1 x 4 Craftsman Style with sills and one piece decorative header.
- Baseboard: 5 ½" Speedbase.
- Crown molding first floor except Pantry, closets, mudroom, bathrooms.
- Closet: Standard 12" single shelf/rod per closet, except 4 adjustable shelves in linen closets. Wood laminate with wood rod. Primary bedroom closets custom design by builder.
- Wainscoating in dining area with chair rail.

- Black balusters on main staircase.
- Coffered ceiling in living room.
- Tray ceiling in Primary Bedrooms.
- Custom built ins in living room and mudroom as determined by Builder.

Kitchen and Bathroom Cabinetry & Counter/Vanity Tops

Choice of styles & finishes from builders' Standard selection Package or upgrade Packages. Hardware choices from builders' selections. Quartz countertops in the kitchen, pantry and baths from builders' selections. All based upon standard home plan and pre-determined cabinetry layout.

Stairs

- Hardwood to match floors.
- Other stairs: Basement: painted plywood treads and risers, #75 rails.

Finished Flooring

Hardwood... (Pre-Finished, Engineered-Matte Finish Only): 1st & 2nd Floors (Except baths, mudroom and laundry)

Hardwood and Tile From builders' selections.

Tile: All Baths, Mudroom & Laundry

Quartz Backsplash in kitchen (From Builders Standard Selections w/upgrades available)

Tile From builders' standard selections w/upgrades available.

Shower Doors

Shower Doors: Tile Showers to have Frameless clear glass with trim/hinges/handles to match plumbing fixture finish. Fiberglass tub/shower to have Rotolo bypass, clear glass with hardware to match plumbing fixture finish.

Appliances

Thermadore Appliance Package, includes 36" gas burner cooktop, 30" double convection wall ovens, 24" dishwasher, 36" built in 3 door single bottom door refrigerator w/ built in water dispenser, 36" masterpiece custom hood insert and 24" built in microwave by Sharp.

Landscaping & Irrigation

Spread on-site loam, rake and seed disturbed areas and builders' choice of miscellaneous plantings. Front Lawn irrigation provided, locations by Builder.

Walkways

Paver Front Walkway –Builders' choice of style, materials & location.

Miscellaneous:

- Unless home is already 100% complete, this document to be included as an addendum and as 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.
- **"IMPORTANT" - All Buyer(s) selections are to be made not later than 3 weeks from Contract execution (21 Calendar Days). There will be no plan changes, additions, deletions or additional post-contract execution upgrades allowed after the 3 week Selections deadline. Homes are typically scheduled to be constructed in the order of Selections completion therefore commencement of the actual home Build process will not be scheduled in until all selections have been made and paid for.**
 - Further, acceptance & approvals of any/all Buyer requested plan changes, additions, deletions or upgrades, proposed within the 3 week selections window and which are beyond the scope of the originally executed Contract, are solely at the Builders discretion. If approved by the Builder a Change Order will be generated and provided to the Buyer(s) with payment due within 48 hours of receipt of same. Additionally and if required, supplemental architectural design fees are the responsibility of the Buyer(s).
- **"IMPORTANT" - If purchase of the property is to be financed, a Bank Assigned and Approved initial Appraisal must be completed within 30 days of Contract execution, or as otherwise mutually agreed, as an integral part of a Buyers Financing Approval provided by their Lender. Failure to satisfy this requirement may, at the Sellers Discretion, delay construction of the home thereby jeopardizing the agreed Closing Date .**
- Site Visits: Safety is the number one concern at our site. For Safety & Liability Reasons Unless accompanied by the listing broker or other Builders representative, Buyers are not to visit the site. All site Visits, Selections, or builder meetings are to be scheduled during business hours (Monday – Friday 9AM – 4PM)
- 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 or any other issues or changes in the work with customers. All questions related to your home must be channeled through the listing broker or other relevant builders' representative.

Miscellaneous, Cont.

- Change Orders: Change Orders are facilitated through the Listing broker. The scope of change needs to be determined, agreed and priced accordingly by the Builder, then signed off (Mutually Authorized) by both Buyer and Builder. Payments for all changes following the initial execution of the Buyers' contract will be due and payable at the time the change order is created and authorized. All payments related to Change Orders are "Non-Refundable".
- Cleaning: House and grounds are left "Broom" clean... Fine window and other cleaning is to be addressed by the Buyers, post-Closing.
- Radon Testing and any desired Mitigation is the responsibility of the Buyer(s), post-Closing
- Permits: All building permits included.
- One-Year Builder warranty is provided.

Acceptance & Agreement:

By signature(s) below all parties accept and agree to these Specifications as presented, in their entirety...

BUYER	DATE
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BUYER	DATE
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GREENLAND TUTTLE LLC	DATE
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