

Exhibit A - Construction Specification Sheet

Date: _____

Property: Lot # _____ Meadowbrook Neighborhood Subdivision, Rangeway Lane, North
Yarmouth, Maine 04096

Builder: Graiver Homes, Inc. 40 Farm Gate Road, Falmouth Maine 04105

Purchaser Mailing Address: _____

Purchaser Phone Number: _____

Purchaser E-mail: _____

Sample

House Design Name: _____

- 1. Earthwork:** All earthwork necessary to the site house to proper grades; all water, sewer, power, base gravel driveway and walkway 3" to 4" topsoil over all disturbed areas within 25 foot radius around the house or to the property line, whichever is less. Digging for foundations will be done to a depth as required for installation of footings on undisturbed soil (Min 48 Inches below grade). Back fill in basement below slab with $\frac{3}{4}$ inch crushed stone to the depth of the footings. Garage slab shall be back filled with sand and compacted. Back fill exterior of foundations with sand in order to improve drainage away from house. Finish grades will allow for natural drainage away from home. Builder to determine the best and most cost-effective placement of home along with any trees that shall stay or be removed. In addition, home shall be placed according to the recorded final subdivision approval. Builder may flip house design and/or garage to best fit house on said lot. On lots without positive footing drain outfall the contractor will install a sump pump. Sump pump will be powered by a dedicated outlet, if applicable. Even when positive drainage has been obtained, Builder strongly encourages buyer to install a sump-pump system in basement with a battery backup. It is buyer's responsibility to maintain any sump pump and contractor shall be held harmless, for any water issues with basement once house is completed and held harmless for any future water in the basement that could have been removed with a sump-pump system.
- 2. Foundation:** Per plan; 8" thick x 7'9" full basement walls; 8' thick x 3'8" frost walls all 3000# concrete. The main house will have a full basement and garage will have frost walls. All walls will have two #4 reinforcing bars cast into concrete.
- 3. Damp proofing:** All below grade full basement areas with asphalt emulsion. All tie holes will be plugged with quick set concrete.
- 4. Drainage:** All under slab areas of full basement to have approx. 10" crushed $\frac{3}{4}$ stone, 4" perforated footing drains laid both inside and outside footings to positive outfall.

5. **Slabs:** 4" concrete of 3/4" stone or compacted gravel and saw cut to reduce shrinkage and cracking problems.
6. **Framing Materials:** All Kiln dried spruce standard grade lumber, sizer per plan as required. Floors 2"x 10"; exterior walls 2"x 6"; Interior walls 2"x 4" all places 24" on center. Roof rafters 2"x 10"; Garage 2nd floor will be framed with Open Joist floor trusses. Open Joist floor trusses may be substituted for floor framing.
7. **Sheathing:** Exterior walls 7/16" Zip; Roofs 7/16" Advantec; Sub-floor 3/4" tongue and groove Advantec. Under layments will be placed as necessary to bring sub-floors up to proper thickness.
8. **Siding:** Vinyl siding brand to be Ply Gem with a thickness panel will be .044. Corners will be wide type vinyl, all soffit will be vinyl and rakes, fascia and trim will be aluminum wrapped.
9. **Roofing:** Asphalt lifetime warranty architectural BP. Shingles will go over 15# felt paper, ice and water shield will be used at all valleys and eaves; Cobra vent ridge venting.
10. **Windows:** Sizes per plan. All are double insulation Hancock Classic brand double hung style, low E glass, and full screens.
11. **Exterior Doors:** Fiberglass Thermatru brand doors from the Smoothstar line all keyed alike. Sliding glass door, if applicable, is a Hancock Classic patio door with screen. Garage door 2"-thick galvanized steel, insulation R-10 in ice white and raised panel type with electric openers.

*Note: All garage doors to be purchased and installed by Brisk Doors. If builder has not ordered buyer may choose selection; **See the Builder's Brochure that corresponds with buyer's package choice***

12. **Insulation:** All fiberglass type; Exterior walls R-21 with Poly vapor barrier, Attic floor will be insulated with R49 (3 1/2" batt and 12") of blown fiberglass; basement ceiling R-30 Kraft, basement walls R-21, garage walls will be insulated with R-19, garage ceiling will be insulated R30; exterior walls Typar house wrap. Between floor areas of the main house are not insulated.
13. **Electrical:** Lighting/Electrical

Allowance: \$1000.00

If builder has not already ordered, buyer may choose lighting; **See Builder's Brochure that corresponds with buyer's package choice.** (Price on lighting list in Builder's Brochure does not include sales tax and light bulbs. Buyer will be billed on final invoice due at closing, if total is over \$1000.00 allowance)

Note: All work to meet or exceed local and state codes. Service to be 100 AMP panel with underground feed from transformer. All electrical work is to be installed by Builder's Electrician of choice. Buyer agrees to be responsible for choosing lighting within 4 business days from builder's request.

Builder will install the following:

- Up to 5 prewired cable TV outlets.

- All necessary wiring for appliances.
- Recess lights (number of lights determined by buyer's package choice) and (location determined by builder)
- Up to 5 USB outlets 1 in Kitchen, 1 in master and 1 in each bedroom
- Basement lighting will be single bulb keyless fixtures, number TBD by builder.
- Two (2) Exterior GFI outlets.
- Door chime purchased and installed by builder.
- Installation (only) of two (2) Pendant lights above the kitchen island.
- Installation only of lights in closets that are walk-in closets.
- Lightbulbs and taxes are not included in lighting brochure prices.
- Fan Installations included, per building package chosen.

14. Plumbing and Bath Fixtures: See the Builder's Brochure that corresponds with buyer's package choice for all tubs, showers, toilets, pedestal sink and fixtures included in the purchase price.

Note: All bathroom fixtures must be selected from The Portland Group. All plumbing shall meet or exceed local and state codes. All drains, traps, and vents will be PVC (Must choose standard size shown on plans for tub and shower.) Continuous running vented fans required in all upstairs bathrooms, provided by builder.

15. Heating: Viessmann Bika-35 ICS high efficiency direct vent condensing boiler FHW wall hung bottled gas. Any house design that has a finished area above the garage will have 3 zones all other two story designs and single level designs will have 2 zones. If applicable, 4 zones of heat with all finished 3rd floor designs.

16. Hot Water- Off Boiler System

17. Drywall: 1/2" sheetrock on all interior walls and ceilings tape coated with 3 coats of smooth finish; ceilings smooth flat finish; garage first floor walls and ceiling 5/8" fire code drywall tape coated with three coats, smooth finish.

18. Paint Color: If house is not already painted buyer may choose their paint color(s) per package choice. Additional paint colors will be a charge of \$275 per color.

Note: Any and all paint colors MUST be approved by builder. Builder has the right to refuse and/or charge additional money for any and all paint colors, including but not limited to darker or bright colors. Builder is not responsible for painting the stairwell into the basement and or any unfinished areas of the home. Handrail on main stairway to be stained to match 1st floor flooring to the best of builder's ability. Builder has a right to charge additional funds for dark stained handrails and any necessary stair parts. The garage will be primed.

19. Kitchen & Bathrooms See Kitchen & Bath Design (Exhibit C to the Maine Home Construction Contract Addendum to Purchase and Sales Agreement)

Note: Kitchen and Bathroom cabinet design on the house plan are for visual purposes only. The color and door style per Buyer's package choice and picture may not reflect buyer's actual choices. Kitchen and bath layout/design is subject to a final measurement and may vary from builder's initial approved designs/layout. All Kitchen, Bathrooms and hardware must be purchased from New England Kitchens. The purchase price of the includes the all faucets, Kitchen cabinets and level 1 granite, single bowl under mount sink and hardware. All full bathrooms to have vanity Cabinets with level 1 granite and under mount sink and hardware. Any Half Baths include a pedestal sink

20. Water Supply: Public

21. Sewer: 1,000 gallon concrete septic tank with leach field with Fugi treatment system. The septic and leach field design shall be provided upon request, once completed. Septic design is also available at the Town code enforcement office upon filing for building permit.

22. Gas: Bottled Propane, leased by builders choice of supplier.

23. Hardware: Brushed Nickel is standard unless Buyer's package allows for another option or builder has already made selection.

24. Basement Egress:

Full Foundation: Builder to install a window well, for egress purposes. See Plan for window well location.

Walkout: If site provides for a walkout basement, builder to frame, insulate and side the daylight area. A half light 2 panel man door and 1 window be included in the price of the home. If full foundation, builder to install a window well, for egress purposes per plan.

Daylight: If site provides for a daylight basement, builder to frame, insulate and side the daylight area. One egress window will be included in the purchase price of home. If full foundation builder to install a window well, for egress purposes per plan.

25. Front Steps and Decking: Cedar decking with granite step(s), the number of steps to be determined by builder.

Note: Should front porch require railings per code, buyer is responsible for cost of material and labor and must be a white vinyl railing system that builder chooses.

26. Back Deck: Pressure Treated Wood

Note: Size of deck is as shown on plan. **See House Plan (Exhibit B to the Maine Home Construction Contract Addendum to Purchase and Sales Agreement**

27. Interior Trim and Base: See Buyer's package choice

28. Flooring: See Buyer's package choice

Stairways: Any stairways to basement and unfinished third floors, if applicable, will have plywood treads and risers with an unfinished handrail.

Note: All flooring **MUST** be chosen from Classic Flooring. If Builder has not already ordered, buyer may choose from the approved selections from builder's showroom. Builder must approve all choices and has a right to refuse and/or charge additional funds for any and all of the above referenced

choices. Builder chooses the layout of all tile and spacing of grout. If buyer wishes to have tile laid a specific way, builder must approve tile layout and has the right to charge additional monies.

- 29. Kitchen Appliances** Builder's Pre-Negotiated Appliance package. If appliance package is not available, for any reason, builder will install a comparable appliance package. **See the Builder's Brochure that corresponds with buyer's package choice.**

Note: All appliances must be purchased from LP Appliance. Appliances included in allowance: Fridge, Gas Range, Microwave & Dishwasher. The range hookup shall be natural gas. Package price included in purchase price is cash value only and does not adjust due to any rebates buyer may apply for. All applicable state taxes should be considered with pricing and included in the given allowance. It is the sole responsibility for buyer to mail in any applicable rebates.

- 30. Dryer vent:** Included and installed by Builder. All dryer hookups are to be electric. Washers and/or dryers are NOT included in allowance. Builder is not responsible for the installation or delivery of any washers and/or dryers purchased by buyer. Should Buyer wish to install any washer and/or dryer prior to closing on their own, buyer MUST get approval from Builder. Buyer accept full responsibility for any and all damages to appliances and or the premises and hold harmless builder from any and all damages due to the delivery and/or installation of any washer and/or dryers

- 31. Driveway:** Blacktop

Note: Paving (basecoat only) will be done prior to closing if weather permits. It is recommended that buyer, at their own expense, finish topcoat in 6 months to a year. If paving basecoat cannot be done for any reason, builder shall provide either the buyer, paving company, or title company, with the exact amount of the estimate, to escrow at closing. Escrow funds shall be disbursed based upon seller's request. Builder to determine the size and location of driveway and any walk ways and turnarounds, if applicable. Builder is not responsible for any damage to drive way due to cracking, dents, or erosion.

- 32. Walkway:** Blacktop

Note: Walkway to be paved with a basecoat ONLY to any front door entries and to the side man door on garage. The Builder will determine the width and location of all walkways. It is recommended that Buyer, at their own expense, finish topcoat in 6-12 months.

- 33. Landscaping:** Builder will loam and hydro seed all disturbed areas up to a 25' perimeter around the house or to the property line, whichever is less. Contractor will install "Hydro seed", (contractor's choice) but final outcome of lawn will be the responsibility of the Buyer. Buyer will need to properly water, lime, and/or fertilize the lawn so that the seed can properly germinate.

Note: All parties understand and agree growing a lawn takes time and care. Watering, fertilizing and liming as needed are the responsibility of the Buyer. Should weather conditions cause the seeding process to fail, all parties understand that the loaming, grading and seeding process is a onetime only application, and that Builder is not obligated to return to the site to re-do this process. Builder is not responsible for ruts in yard after lawn has been graded, loamed and seeded. Buyer takes full responsibility and holds seller harmless for grass growth and erosion of property. Builder highly recommends hiring a lawn service to ensure the lawns successful growth. Landscape shrubs in a bark mulch bed will be installed at the foundation level along the front of the house. If conditions do not allow for the installation of the home to be graded, loamed, seeded or landscaped, prior to closing, builder shall place funds in escrow for ONLY the estimated costs for the buyer. Escrow monies to be released upon seller's notification of completion of said earthwork.

- 34. Gutters:** Gutters are not included.

35. **Exterior Doors, Jams and Decking/Columns.** Builder is not responsible for painting any exterior items, including, but not limited to doors, jams, railings and columns.
36. **Mirrors for bathrooms:** not included
37. **Lamppost:** Builder to install a granite lamppost with light and location determined by builder.
38. **Toilet paper holders/and towel Holders:** not included
39. **Smoke/CO2 Detectors:** Builder to install, per code.
40. **House Number:** Builder to provide house number and install in location determined by builder.
41. **Temporary power:** Builder shall provide temporary power during construction of project.
42. **Temporary heat:** Builder shall provide temporary heat for the construction of this project if necessary. Gas in tanks however, shall be pro-rated at closing, unless otherwise agreed to on standard purchase agreement.
43. **Closets:** All closets painted white: Builder to determine the best location and installation of all shelving. Builder will intend to install the following shelving, where space permits, however shelving may vary.

Bedroom closets

Single 12 Free Slide shelf and rod. (If 2 Walls 1 double hang and 1 single hang)

Linen closets

1 – 16 inch Linen shelf 4 – 20 inch shelves

Laundry

1 Single 12 free slide shelf and rod, 1 – 36 inch tight mesh shelf below.

Pantry

1 12 inch tight mesh shelf, 4 – 16 inch tight mesh shelves

**PLEASE MAKE YOUR PACKAGE SELECTION:
SILVER, GOLD, OR PLATINUM.**

Silver Package

Purchase Price \$_____

Kitchen & Bathroom Cabinetry:

JSI Maple Amesbury with soft close doors and drawers and a choice of 3 stained options

Granite:

Kitchen level 1 granite with single bowl under mount Stainless steel sink

Master & Guest Bathrooms level 1 granite with oval under mount sink

Appliances:

Maytag Fingerprint Resistant Stainless Steel

30" wide gas range with 5th Oval Burner 5.0 Cu. Ft.

Compact Over- The- Range Microwave 1.7 Cu. Ft.

Top Control Dishwasher with Power Dry Option and third level Rack

36" Wide French door Refrig. with Duel Cool Evaporators 25 Cu. Ft

Garage Door:

Triforce classic CC, XL, or MIX ice white (solid)

Hardwood:

Choice of Ash 2 1/4 natural, Silver maple 2 1/4 natural and Birch 2 1/4 natural (\$4 per sq. ft.) to be installed on the entire first floor other than any bathrooms.

Carpet:

Allowance of \$18 per sq. yd. to be installed on stairwell going to second floor with half wall, second floor hallway and all bedrooms.

Tile:

Allowance \$2 square foot to be installed in all bathrooms and laundry room

Trim:

Stafford trim

Paint:

1 Sherman William's paint color

Lighting Allowance:

\$1,000 plus 8 recessed lights and 1 fan installation

Bathroom Faucets:

Brushed Nickel

Bathroom Fixtures:

Gerber toilet and pedestal sink in any half bath

Siding:

Choice of standard colors (Shakes not included)

Gold Package**Purchase Price \$ _____****Includes all Silver options plus:****Cabinetry:**

White Plymouth Door with crown molding

Appliances:

36" Wide French Door Fridge 27 Cu. Ft. with Water and Ice

Garage Door:

Triforce classic CC, XL, or MIX ice white with windows

Hardwood:

Allowance \$5 per sq. ft. to be installed on second floor hallway with matching treads and white square balusters on stairwell going to second floor.

Carpet:

Allowance of \$20 per sq. yd. to be installed in all bedrooms.

Trim:

Farmhouse style 3 1/4 inch flat stock sides with 5 1/4 header with bullnose trim.

Paint:

2 Sherman William's paint colors

Lighting Allowance:

\$1,000 plus 12 recessed lights 2 fan installations

Bathroom Fixtures:

Kohler toilet and pedestal sink in any 1/2 bath

Siding:

Vinyl shakes as shown on house plan. If not shown on plan, in largest peak of plan only.

Platinum Package**Purchase Price \$ _____****Gold Package Plus****Cabinetry:**

Kabinart Maple Craftsman Door with crown with choice of paint color or Cherry
Sherwood Door with crown with choice of stain color.

Appliances:

Maytag 30" Wide Gas range with true Convection and Power preheat -5.8 Cu. Ft. and
Garbage disposal

Garage Door:

Choice of Carriage House North Hampton short or long panel with windows and
hardware

Hardwood:

Master bedroom

Paint:

3 Sherman William's paint colors

Lighting Allowance:

\$1000 plus 16 recessed lights, 2 dimmer switches and 4 fan installations

Bathroom Faucets:

Oil rubbed bronze as an additional choice

Bathroom Vanities:

Square under mount bowl

Siding:

Premium color choice with vinyl shakes, as shown on plan or if not shown on plan, in the
largest peak of plan only.

Please visit our website at Graiverhomes.com to view the Builder's Brochure for more detailed descriptions and photos of what's included in our Silver, Gold and Platinum Packages.

Silver

<https://graiverhomes.com/wp-content/uploads/2019/02/Silver-Builders-Brochure.pdf>

Gold

<https://graiverhomes.com/wp-content/uploads/2019/02/gold-1.pdf>

Platinum

<https://graiverhomes.com/wp-content/uploads/2019/02/platinum-1.pdf>

Note: By signing below you acknowledge that you have accepted all 10 pages of this agreement and reviewed the corresponding Builder's Brochure for your package choice.

Witness

Purchaser

Date

Purchaser

Date

Witness

Graiver Homes, Inc.

By _____

Loni Graiver, President

