

Exhibit A - Construction Specification Sheet

Date: _____

Property: Lot # _____ Homestead Farms, Falmouth, Maine 04105

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

Purchaser Mailing Address:

Purchaser Phone Number:

Purchaser E-mail:

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" below grade). Back fill in basement below slab with 4" in crushed stone to the depth of the footings. Garage slab, if applicable, 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 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 the buyer's responsibility to maintain any sump pump and contractor shall be held harmless, for any water issues with basement once house is completed.
- 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, if applicable. All walls will have two #4 reinforcing bars cast into concrete. All houses will have bulkheads.
- 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 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. Roof must be Black or Salt & Pepper in color.
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 ThermoTru 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.
12. **Garage Door:** If applicable, to be purchased and installed by Brick Doors. If builder has not ordered, buyer may choose of North Hampton Carriage House style door in either short or long panel with windows and hardware. *See 2020 Builder's Brochure for Home Team Forms*
13. **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, if applicable, exterior walls Typar house wrap between floor areas of the main house are not insulated.
14. **Electrical:** Lighting/Electrical

Allowance: \$1,000

15. If builder has not already ordered, buyer may choose lighting. Buyer may use Builder's Lighting vendor, Nuvo Lighting from Maine Hardware. Buyer may purchase lights and bulbs from location of their choice, at their own risk and buyer must clearly mark lights to lighting list. Builder only warranties against damaged or defective products that are purchased through Maine Hardware.

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 and fixtures to be placed by Builder's Electrician discretion. 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.
- Granite lamp post and light fixture chosen by Builder.

16. Plumbing and Bath Fixtures: Per Buyer's Package choice

See the 2020 Builder's Brochure on our website for details, 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.

17. Heating: Viessmann B1ka-35 ICS high efficiency direct vent condensing boiler FHW wall hung, natural 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.

18. Hot Water: Off Boiler System

19. 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.

20. 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. Paint once applied to walls can vary from color swatches provided by buyer due to lighting in home etc. If buyer choosing a color other than a Benjamin Moore color, buyer to approve color match. Buyer will be responsible for any additional cost if they are dissatisfied with the color match color provided. 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, if applicable.

21. 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. Drawer and door configuration may change due to buyer's product line choice. All Kitchen, Bathrooms and hardware must be purchased from Builder's Supplier. 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

22. Water Supply: Public

23. Sewer: Public

24. Gas: Natural gas

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

26. Basement Egress: Egress window in stairwell going from garage to basement.

27. Front Steps and Decking: Cedar decking with granite steps. 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.

28. Back Deck: Brushed Concrete Patio

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

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

30. 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.

31. 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 2020 Builder's Brochure for Homestead Farms.**

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.

32. 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

33. 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. It is recommended that Buyer, at their own expense, finish topcoat in 6-12 months.

34. Walkway: Stone or Brick Pavers

Note: Walkway to front door be stone or brick pavers laid in a brick style pattern. Buyer may have the choice of Katahdin Stone, Baxter Stone or Hollandstone Brick, if builder has not already chosen. Walkway to man door of garage, if applicable, will be paved with a basecoat ONLY. The Builder will determine the width and location of all walkways. All paver materials to be purchased with Genest.

35. Landscaping: Builder to install irrigation and will loam and hydro seed all disturbed areas up to 25' perimeter around the house or to the property line, whichever is less. Buyer to landscape according to subdivision approved plans. 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 per approved subdivision landscape plan. 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.

36. Gutters: Gutters are not included.

37. 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.

38. Mirrors for bathrooms: not included

39. Toilet paper holders/and towel Holders: not included

40. Smoke/CO2 Detectors: Builder to install, per code.

41. **House Number:** Builder to provide house number and install in location determined by builder.
42. **Temporary power:** Builder shall provide temporary power during construction of project.
43. **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.
44. **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

SAMPLE

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

Silver Package

Purchase Price \$

Kitchen & Bathroom Cabinetry:

Mantra Classic standard overlay flat panel Shaker door with, soft close hinged doors and full extension soft close drawers with a choice 2 color choices.

Or

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:

GE Stainless Steel

30" Free –Standing Gas Convection Range with Edge-to-Edge cooktop, Extra-large integrated non-stick griddle, 18,000 BTU Power Bioler Burner and Gas Convection oven.

1.6 Cu. Ft. 1,000 Watt Over-the-Range Microwave oven with Charcoal Filter, Convenience cooking controls and Auto and time defrost.

Hidden Control Dishwasher with Dry Boost, Bottle jets, 3 Rinse and Steam & Sani cycles Plus high-temperature sanitizes and reduces 99.99% of bacteria

27 Cu. Ft. French-Door Refrigerator with Internal water dispenser, Factory installed icemaker and LED lighting

Garage Door:

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

Hardwood:

Choice of Ash 2 1/4 natural or Silver maple 2 1/4 l (\$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 Benjamin Moore 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 Includes Silver Package Options Plus the Following:

Purchase Price \$

Cabinetry:

Shrock Entra standard overland flat panel Shaker smart stop concealed hinged doors and full extending self-close drawers. Choice of 2 door styles with 9 stain and 8 paint colors with crown molding

Or

JSI White Plymouth Door with crown molding

Appliances:

GE E 25.6 Cu. Ft. with Water and Ice in door

GE Profile Gas Convection Range with Extra-large integrated reversible cast iron grill/griddle, Two extra-large 18K Power Boil burners

Garage Door:

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

Hardwood:

Allowance \$5 per sq. ft. to be installed on stone 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 Benjamin Moore 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 and an added choice of Oil Rubbed Bronze or Chrome Fixtures if available in trim package chosen

Siding:

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

Platinum Package Includes Gold Package Options Plus the Following:

Purchase Price \$

Cabinetry:

Wellborn Forest full overlay Shaker soft close door, soft close drawers with crown molding as designed with choice of 4 Door styles with 7 Stain choices and 3 paint choices

Or

Shrock Entra full overlay flat panel Shaker smart stop concealed hinged doors and full extending self-close drawers. Choice of 2 door styles with 9 stain and 8 paint colors

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 with hardware and 1 keypad entry

Hardwood:

Hardwood in Master bedroom

Paint:

3 Benjamin Moore paint colors

Lighting Allowance:

\$1000 plus 6 recessed lights, 2 dimmer switches and 4 fan installations

Bathroom Fixtures Trim Package:

Black Fixtures by Moen as an additional choice per Builders Brochure

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 2020 Builder's Brochure for Homestead Farms Subdivision

<https://graiverhomes.com/wp-content/uploads/2020/07/Builders-Brochure-2020-Homestead-Farms.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

SAMPLE
Purchaser Date

Witness

Graiver Homes, Inc.

By _____

Loni Graiver, President