



BUILDER'S STANDARD SPECIFICATIONS
6 Weil Lane, York Maine – Proposed To Be Built
3-bedroom, 2-1/2 bath, 2-car garage
Approximately 2000 - 2100 sf

- Install full foundation as per plans. Install 3-bedroom leach field and tank as per plans, loam and seed 30 ft perimeter around home, install 75 ft. gravel driveway with turnaround at garage, drilled well up to 400 ft., over 400 ft drilling extra at \$20/ft until adequate water is found, if Hydro Fracking is needed, add \$2,000. 2 x 6 wood frame exterior construction as per plans.
- 50 year Architectural shingle with ice and weather shield complete
- Hardy board siding with front gable cedar impressions and all trim to be done in composite board with vented soffit. Color to be determined.
- Low maintenance white Harvey, double hung, double insulated, tilt in vinyl windows. Energy Star rated.
- Low maintenance Harvey's, double insulated, 6 foot vinyl sliding patio door with screen.
- Off White, shaker panel kitchen cabinet, with soft close doors and drawers. Vanity sizes as per plan.
- Granite kitchen counter tops and double sink master bath vanity, all other bathroom vanities are laminate
- White fiberglass tub & shower in guest bath, 5 ft. walk-in tile master bath shower, as per plans.
- White Mansfield elongated water closets (high rise)
- Mirrors over all vanities
- Kitchen sink allow 400.00
- Kitchen faucet allow 350.00
- Lavatory sinks, white china drop ins, measured 17" x 19"
- Lavatory faucets, allow 100.00 each

Buyer(s) Initials _____ Seller(s) Initials WON

- Two exterior spigots
- Lighting Allowance \$1,500
- 200 amp overhead service with breakers
- 8000 Watt GENERAC generator with auto transfer switch
- 6 recessed lights, 2 exterior outlets
- 3 cable jacks
- Appliances Allowance \$2,500
- White receptacles, plates & toggle switches
- Vent/light combination in each bath
- High efficiency LP gas, HVAC (2 zones) w/central air conditioning; 60 gallon electric heat pump, water storage tank
- Insulation consistent with all Maine energy codes
- ½” Drywall in living space, 5/8” on garage complete and finished prime coat
- Interior, 1 prime & 2 finish coats on walls and wood trim. Benjamin Moore Paints or equal
- 1x4 window and door casings with Scotia header piece and 5” sill, 5 ½” baseboard
- 3 panel craftsman style interior doors with lever brushed nickel hardware
- One continuous wire shelf in each closet; 4 shelves in pantry closet; additional in master closets
- Flooring as per plans labeled, all bath floors & mudroom in tile. Kitchen, living room, dining room, 1st master bedroom and stairway in clear oak prefinished floors. Carpet in all other bedrooms.
- Garage door carriage style with automatic door opener.
- Propane grill connection on patio for gas grill
- Covered Farmers Porch
- 12’ x 16’ paver patio off slider

ALL SPECIFICATIONS SUPERCEDE FLOOR PLANS

Buyer(s) Initials _____ Seller(s) Initials DS 