



### GENERAL BUILDER SPECIFICATIONS

Fairway View Village – 6 Striper Way, Unit 40 | Wells, Maine  
Contemporary Duplex-Style Cape with 2-bedrooms | 2.5 baths | 1-car garage  
(Approximately 1769 sf includes 274+/- sf of additional living space above garage.)

PROPERTY ADDRESS: 6 STRIPER WAY, UNIT 40 NAME: \_\_\_\_\_

- **Site Work:** Install 8” x 16” footing with concrete frost wall and pour 3000 psi with a 5’ - 6’ crawl space and exterior bulkhead access. Loam and seed perimeter around home, install paved driveway.
- **Framing:** 2 x 6 wood frame exterior construction as per plans. ½ inch exterior wall sheathing with vapor barrier applied, with 5/8 fir plywood for roof sheathing.
- **Roofing:** CertainTeed, Landmark Architectural shingle with 100% ice and weather shield complete.
- **Siding:** Double 4-inch Mainstreet Vinyl siding with front gable with a vinyl shake design and all roof trim to be done in white aluminum coverage with white vinyl vented soffit. Standard color only. ~ *Deluxe and premium color upgrades available.*
- **Windows:** White double hung, tilt in, Vinyl clad windows with 5/4 x 4” exterior window trim. Double insulated, energy star rated, low E glass. As per plans. VELUX skylight in 2<sup>nd</sup> floor loft, manual operation. Model #M04.
- **Exterior Doors:** Low maintenance, vinyl clad, double insulated, single door, per plan. Therma-Tru smooth star front entry door. Single-bore hardware.
- **Kitchen & Vanity Cabinets & All Countertops:** Total Allowance - \$25,000
- **Bathrooms:** White fiberglass 34” x 60” tub & shower in guest bath, 5-foot white fiberglass walk-in shower in master bath, as per plans. White Mansfield elongated water closets (high rise, low flow). Pedestal sink in 1<sup>st</sup> floor powder room. ~ *Tile surround, glass door, and soaking tub upgrades available.*
- **Plumbing Fixture Allowances:**
  - **Kitchen Sink \$400** – Standard is Kraus 22’ x 33’ x 12” Stainless Steel
  - **Kitchen Faucet \$250** – Standard is Moen Faucet, pull out spray, Brushed Nickel
  - **Lavatory Sinks \$150 each** – White China, Undermount Manfield Oval
  - **Lavatory Faucet \$125 each**

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- **Mirrors:** Mirrors over all vanities.
- **Spigots:** Two exterior spigots
- **Lighting:** Lighting Allowance - \$1,500
- **Electrical:** 200-amp underground service with breakers, recessed lights as shown on electrical plan including over each vanity sink, 2 exterior outlets, 4 cable jacks. White receptacles, plates & toggle switches. Vent/light combination in each bath. All smoke/CO2 detector combination as per code. Graystone Builders has drafted electrical and lighting layout that meets or exceed code requirements. ~ *Upgrade Available*
- **Appliances:** Appliance Allowance - \$5,000
- **Heating/Cooling:** HVAC by propane (2 zones). 50-gallon electric HW tank.
- **Insulation:** Insulation consistent with all Maine energy codes. Builder will meet or exceed.
- **Drywall:** ½” Drywall in all living space, 5/8” in garage, complete and finished with 2 coats flat white on ceilings, in closets, and interior garage.
- **Loft ½ Wall:** Standard specification includes a finished solid, 42” high ½ wall with white painted wood cap. ~ *Upgrade Available*
- **Interior Paint;** Interior, 1 prime & 2 finish coats on walls and wood trim. Benjamin Moore or Sherwin Williams flat paints. (3 Color Choices) ~ *Upgrade Available*
- **Interior Trim:** 1 x 4” window and door casings with 5 ½” header piece and 5 ½” baseboard square edge, painted white.
- **Interior Doors:** 3-panel semisolid interior doors with lever brushed nickel or matte black hardware. ~ *Upgrade Available*
- **Closets:** One continuous wire shelf in each closet. Pantry & linen closets 4 wire shelves.
- **Flooring:** All 1<sup>st</sup> floor flooring & 2<sup>nd</sup> floor bathroom to be vinyl plank. Color choice by owner from Builder’s Selection. Stairs, landing & all of 2<sup>nd</sup> floor to be carpet. Stair railing to be oak handrail and white 1 ¼” x 1 ¼” balusters. ~ *Upgrade Available*
- **Garage:** Carriage style 9’ x 7’ garage door w/automatic door opener.
- **Gutters:** Installed, per Builder’s discretion.
- **Entrance and Screen Room:** 7’ x 14’ screen room off kitchen, per plan. Paver entrance.

**ALL UPGRADES SUPERSEDE SPECIFICATIONS AND FLOOR PLANS UNLESS OTHERWISE NOTED.**

**ROOM SIZES AND EXACT SQUARE FOOTAGE IS APPROXIMATE.**

**PRICING SUBJECT TO CHANGE WITHOUT NOTICE. \***

**(\*UP UNTIL A FULLY EXECUTED CONTRACT)**

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