



GRAYSTONE BUILDERS, INC.
OF MAINE

BUILDER'S GENERAL SPECIFICATIONS

**Fairway View Village – Phase II (Units 30-31) | Wells, Maine
Contemporary Duplex-Style Cape with 2-bedrooms | 2.5 baths | 1-car garage
(Approximately 1593 sf w/ potential up to 274+/- sf of additional living space above garage.)**

PROPERTY ADDRESS: _____ 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 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.
- **Windows:** Harvey 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 2nd floor loft.
- **Exterior Doors:** Low maintenance, vinyl clad, double insulated, single door, per plan. Therma-Tru smooth star front entry door.
- **Kitchen & Vanity Cabinets & All Countertops:** Total Allowance - \$20,000
- **Bathrooms:** White fiberglass 5-foot 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 1st floor powder room. ~ *Upgrade Available*
- **Plumbing Fixture Allowances:**
 - **Kitchen Sink \$300**
 - **Kitchen Faucet \$100**
 - **Lavatory Sinks \$80 each**
 - **Lavatory Faucet \$100 each**
- **Mirrors:** Mirrors over all vanities.

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- **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:** Forced hot water by propane (2 zones). Hot water off boiler. ~ *Upgrade Available*
- **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 ½ wall with cap. ~ *Upgrade Available*
- **Interior Paint;** Interior, 1 prime & 2 finish coats on walls and wood trim. Benjamin Moore flat paints or equal. (3 Color Choices) ~ *Upgrade Available*
- **Interior Trim:** 1 x 4” window and door casings with Scotia header piece and 5 ½” baseboard square edge.
- **Interior Doors:** 3 or 4-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 1st floor flooring & 2nd floor bathroom to be vinyl plank. Color choice by owner from Builder’s Selection. Stairs, landing & all of 2nd floor to be carpet. Stair railing to be oak handrail and balusters. ~ *Upgrade Available*
- **Garage:** Carriage style 9’ x 7’ garage door w/automatic door opener.
- **Gutters:** Installed at Builder’s discretion.
- **Entrance and Patio:** 10’ x 12’ paver patio off 6’ slider off kitchen, per plan. Paved entrance. ~ *Upgrade Available*

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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