EXHIBIT B. SPECIFICATIONS
The Woodlands, Wells, ME

Home Style and Details – Per attached plan

Underground Services

- Private Well, Electrical, Individual Buried Propane tank, Communications (Cable and Phone)
- Sewer Distribution: Individual Septic tanks to Subsurface force main distribution system meeting all state and local regulations (maintained by Home Owners’ Association)

Foundation

- Footings: 12” by 16” poured Concrete, rated at 3,000 PSI
- 8’ foundation. 8” thick walls of poured concrete, water sealed below grade and rated at 3,000 PSI. Basement available per plan.
- Floor: 3” for crawl space, 4” with basement. Concrete floor will be poured on top of a 6-mil poly vapor barrier, which will be placed over 4” of crushed stone
- Damp proofing to meet local building codes
- Access to basement is through bulkhead and interior per plan

Frame and Insulation

- Lumber grade will be #2 or better and kiln dried
- Timber size will meet or exceed local building requirements
- 2” x 6” exterior wall sheathed 7/16” OSB wall sheathing with house wrap system, or equivalent System,
- Interior walls 2” x 4”, 16” on center
- Sills constructed of pressure-treated lumber
- First floor joists sized to plan, carrying beam supported by concrete-filled steel lally columns. Second floor and roof rafters size per plan. Subflooring is ¾” Engineered OSB or equivalent, nailed and glued.
- All ceiling heights are approximately 8’ (or per plan).
- House is insulated and sealed to meet or exceed local building codes and HERS standards
- All other frame elements meet or exceed state building codes.

Exterior Siding / Roofing

- Plygem by Cellwood, Progressions vinyl siding from Developer’s color offerings
- Exterior wall sheathing is 7/16” OSB with house wrap system
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- Roof sheathing is 5/8" OSB sheathing
- CertainTeed Landmark roof shingles carry a Lifetime limited transferable warranty against manufacturing defects on residential applications warranty
- Drip Edge and Ice and Water Shield installed in critical areas
- Continuous roof and soffit vents to ensure proper ventilation
- Exterior trim and soffit are white vinyl

Windows
- Classic style vinyl windows and Sliding Patio Door, 3/4”insulated glass with Low-E Energy Star rated tilt-in windows supplied with screens (excluding non-opening feature windows) and integrated grills (excluding casement windows).
- Each operable window and patio door comes with matching screens
- Double hung windows will be dual tilt
- Applicable awning windows crank out

Exterior Doors
- Painted Insulated fiberglass. Buyer selects exterior color from Builders list of approved colors. Interior color is a satin white.

Interior Woodwork
- 1"x 4” window and door casings and 1” x 6” baseboards in “Cottage Style” finish.
- Interior trim window and door casing will be 3 1/2” pine with header cap
- Baseboard will be 1” x 5” speed base
- Interior doors will be Masonite molded 5-panel
- Interior stairway will include white painted newels & balusters with oak handrails and top rail (where applicable)

Walls and Ceilings
- Drywall, mudded and taped interior walls with Benjamin Moore (or equivalent) interior paint in matte finish (dark colors additional).
- Walls are painted with a flat finish, doors and trim are painted with a semi-gloss finish and ceilings are a flat finish.
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• Flat interior White ceilings
• Additional wall color choices priced per room per color and will be determined during your Home Personalization Meeting with our Design Consultant

Smoke and Carbon Monoxide Detectors
• Installed by builder per code requirements.

Flooring
• Living Room, Kitchen, will be 3.25" prefinished engineered wood.
• Bathrooms and Mudroom/Laundry Room, where applicable, will be tile from builder’s selection.
• Stairs to 2nd floor, landing, and all other flooring is carpet from builder’s selection (per floor plan).

Closets
• Vinyl-coated shelving in all closets

Appliances
• Builder will supply and install General Electric, or equivalent, Stainless Steel electric range (propane gas is optional as an upgrade), dishwasher, OTR microwave. Refrigerator not provided (fee for installation if applicable).
• Any additional appliances or specialty appliances, ordered only through the builder, to be installed at an extra charge will be quoted upon request.
• Washer and dryer hook-up provided (Electric is standard; Propane Gas is optional); buyer responsible for appliance purchase and installation.

Cabinetry /Countertops
• 30” Contractor’s Choice Foundations stained cabinetry with dovetail, soft-close drawer; hardware from builder’s selection.
• Granite countertops with a 4” granite backsplash from builder’s selection.
• Kitchen Islands listed on plan as “Optional” will be priced by the designer and are not included.

Plumbing
• Designed in compliance with state and local building codes.
• PVC and PEX per Building Code.
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- Faucets are Moen or equivalent from builder’s standard selection.
- Kitchen and bath sinks to be under-mount style from builder’s standard selection.
- Half baths include a pedestal sink.
- 50-gallon Rheem hybrid electric hot water heater. (Efficiency Maine predicts $300 savings per year over traditional electric hot water tank)
- All master baths include a fiberglass shower. All secondary full baths include fiberglass Showers/Baths.
- Exterior spigot (s) will confirm to code.

Electrical
- Outlets, switches and lighting provisions are designed to comply with all local and state building codes.
- 200 amp underground service, circuit breakers provided.
- Switches and outlets are conventional style in white. Alternative switches/dimmer switches and outlets are available at an additional charge.

Electrical Allowance and Detail Provisions
- $1,000 lighting fixture allowance will be offered towards fixtures from Builder’s approved Lighting Suppliers
- Three (3) phone jacks
- Four coax cable outlets
- Interior recessed lights in kitchen per plan
- Front doorbell and chime
- Overhead lighting in walk-in closets
- Ceiling lights and fans (vented to outside) in all bathrooms
- Exterior entryway and exterior garage light fixtures provided by builder
- GFI outlets in all bathrooms, kitchen counters, garage and exterior receptacles

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EXHIBIT B. SPECIFICATIONS
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Heating and Cooling

• Forced hot air system fired by propane with air-conditioning.
• Hot water by heat pump.

Bath Accessories

• All bath accessories (Mirrors, towel racks, toilet paper holders, etc.) are responsibility of buyer.
• Toilets to be standard height. Comfort height available as an upgrade.

Front Entry

• Asphalt walkway to front steps, brick pavers available as an upgrade
• Wood frame, pressure treated framing and composite decking
• Railings and handrail to be installed if required by Local Building Codes

Landscape

• Lawns/Plantings are selected and installed by the builder. Two to three sections of white vinyl ornamental fencing to be installed in the front yard behind plantings closest to the road.

Driveway

• Paved, with sub-base of 12-inch processed gravel, 2-inch modified binder coat. Builder determines driveway layout.

Garage

• Drywall, mudded and taped interior walls, fire-rated between garage and living area.
• Exterior garage walls non-insulated.
• One electrical outlet and one overhead light included. Garage doors per plan, fully insulated.
• Builder’s choice of garage door openers with remote and keypad entry included.

Rear Porch/Deck/Patio

• As shown on each plan, rear pressure treated deck.
• Per plan; wood frame, pressure treated framing and decking
• Railings and handrails to be installed as required by Local Building Code
• Rear stairs to be pressure treated framed with matching materials to attached deck

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EXHIBIT B. SPECIFICATIONS
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Extra Items

• Additional items chosen during your Selections Meeting with our Specialized Design Consultant (shortly after P&S is signed) must be paid in full at the conclusion of this process and are non-refundable.

General

• All materials are supplied by vendors that have been selected by the builder.
• No substitutions of vendors, suppliers or subcontractors are allowed.
• Any manufacturer’s rebates will be credited to the builder, not the buyer.

Selections Process

• Appointment to personalize your home, with our onsite Personal Design Consultant, must be scheduled within one week of the signing of the P&S.
**EXHIBIT B. SPECIFICATIONS**  
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**Builder reserves the right to make substitutions on brand names with equivalent product.**

Homes under construction, prior to contract, may have had material, selection or plan changes. Existing conditions supersede specifications and marketing information.

Many items contained in the P & S agreement require selections to be made by the Buyer. It is therefore necessary that all material and color selections be completed within 14 days after the Purchase & Sales agreement is signed, unless otherwise agreed to by the Seller or Seller’s representative. The Builder must be advised of these selections to provide ample time for the procurement, installation and avoidance of delivery delays. If the Buyer fails to select said items within this timeframe, Builder reserves the right to make selections for Buyer.

Any special orders resulting in a delay within relation to lead-time of our standard offerings may result in additional costs to the Buyer to be determined by the Builder.

Any changes to the standard plan made subsequent to the Purchase and Sales agreement will also result in additional charges to be determined by Builder.

All upgrades and extras shall be billed to the Buyer and will be immediately payable to the Builder at the time of order unless other arrangements are made between Buyer and Builder within the Purchase & Sales agreement.

Home plans are for marketing purposes only. These specifications supersede home plans when discrepancies are present.

_________________________________________  __________________
Buyer  Date

_________________________________________  __________________
Buyer  Date

_________________________________________  __________________
Seller  Date

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