

**EXHIBIT B**  
**BUILDING SPECIFICATIONS**  
**BUILDING 1 TO BE FRAMED AND EXTERIOR COMPLETED**  
**UNIT 1 INTERIOR TO BE COMPLETED**  
**UNITS 2 & 3 NOT TO BE COMPLETED AS PART OF PHASE II/EXHIBIT B**  
**ATLANTIC VIEW CONDOMINIUMS**  
**WELLS, ME**

**1. FRAMING OF HOUSE:**

INCLUDES ALL OF THE FOLLOWING:

- A. 2" X 6" PT SILL OVER ¼" SILL SEALER ANCHORED TO FOUNDATION.
- B. 2" X 10' KD SPRUCE FLOOR JOISTS 16" ON CENTER WITH BRIDGING MID SPAN. NO FLOOR JOISTS IF HOUSE BUILT ON A SLAB FOUNDATION.
- C. SUB FLOORING TO BE ¾" ADVANTECH-TONGUE AND GROOVE SHEATHING. TO BE APPLIED WITH GLUE AND NAILS. CONCRETE SUB FLOORING IF HOUSE IS BUILT ON SLAB FOUNDATION.
- D. 2" X 6" KD SPRUCE EXTERIOR PARTITIONS AND 2" X 4' KD SPRUCE INTERIOR PARTITIONS AT 24" ON CENTER. FINISH CEILING HEIGHT TO BE APPROXIMATELY NO LESS THAN 8'0" ON GROUND FLOOR AND 7'7" ON ANY OTHER FLOORS.
- E. 1" X 3' STRAPPING ON ALL CEILINGS AT 16' ON CENTER WITH DRYWALL ATTACHED.
- F. PRE ENGINEERED TRUSSES SPACED 24" ON CENTER WITH 5/8" OSB SHEATHING.
- G. EXTERIOR WALLS TO INCLUDE 7/16 OSB SHEATHING AND TYVEC OR TYPAR BUILDING WRAP.

**2. ELECTRICAL WORK:**

INCLUDES ALL OF THE FOLLOWING:

- A. ONE UNDERGROUND ELECTRICAL SERVICE, 200 AMP PANEL WITH CIRCUIT BREAKERS.
- B. COMPLETE WIRING AND INSTALLATION OF ALL FIXTURES IN ACCORDANCE WITH THE ELECTRICAL CODE, STATE OF MAINE AND LIGHTING PLAN (SEE BUILDING PLAN).
- C. TWO 1 ½" PVC CONDUITS FOR TELEPHONE AND CABLE TV SERVICE TO BE BURIED UNDERGROUND FROM UTILITY PEDESTALS TO STRUCTURE. INSTALLATION OF BOTH THE TELEPHONE AND CABLE TV SERVICES TO BE THE RESPONSIBILITY OF PURCHASERS AND CONTRACTED SEPARATELY.
- D. A SMOKE DETECTOR SYSTEM TO BE HARDWIRED THROUGHOUT THE HOUSE IN ACCORDANCE WITH THE TOWN OF \_\_\_\_\_ WELLS \_\_\_\_\_ BUILDING CODES.
- E. TWO PHONE JACKS AND TWO CABLE TV JACKS TO BE INSTALLED PER LIGHTING PLAN
- F. INSTALLATION OF (2) WHISPER GREEN VENTILATION FANS ON TIMERS, TWO EXTERIOR GFI OUTLETS, DOOR BELL AT FRONT ENTRANCE.
- G. INSTALLATION OF ALL EXTERIOR LIGHT FIXTURES PER LIGHTING PLAN AND AS PER ALLOTTED ALLOWANCES. TWO EXTERIOR WALL LANTERNS ON BOTH SIDES OF FRONT DOOR. ONE WILL BE A MOTION DETECTION SPOT LIGHT, AND 1 SPOT LIGHT IN REAR OF THE HOUSE. (BUILDER TO DETERMINE LOCATION AND QUALITY). \$600.00 ALLOWANCE FOR BUILDING 1 EXTERIOR LIGHT FIXTURES.
- H. INSTALLATION OF OVERHEAD LIGHTING IN BEDROOMS PER LIGHTING PLAN AND AS PER ALLOWANCE OF \$600.00 PER UNIT, TOTAL ALLOWANCE FOR UNITS 1,2,3 IS \$1,800.00

**3. HEATING SYSTEM:**

INCLUDES ALL OF THE FOLLOWING:

- A. TO BE A BAXI LUNA GAS FIRED WALL HUNG BOILER MODEL #LUNA 310FI. HADYDON HYDRONIC BASEBOARD HEATING AND HOT WATER SUPPLIED OFF OF BOILER. CONDO UNITS (UNITS 2,3,4,5) WITHOUT A SIDE EXTERIOR WALL TO VENT, BOILER WILL BE LOCATED IN A 2<sup>ND</sup> FLOOR CLOSET. VENT PIPE FROM THE BASEMENT THROUGH THE 2<sup>ND</sup> FLOOR CEILING FOR UNITS 2,3,4,5 WILL BE AN ADDITIONAL CHARGE IF HS & RW, LLC CHOOSE THAT OPTION FOR VENTING HEATING SYSTEM.

- B. HEAT TO BE DELIVERED BY BASEBOARD.
- C. HEATING FUEL TO BE SUPPLIED BY PURCHASERS.
- D. HEATING SYSTEM TO BE FIRED AND EFFICIENCY TESTED PRIOR TO FINAL WALKTHROUGH.
- E. PROGRAMMABLE THERMOSTATS TO BE INCLUDED.
- F. ALL HEATING SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WELLS BUILDING CODES

**4. EXTERIOR FINISH WORK:**

INCLUDES ALL OF THE FOLLOWING:

- A. ALL FASCIA AND RAKE BOARD TRIM WILL BE STANDING GRADE WOOD WRAPPED IN WHITE ALLUMINUM.
- B. ALL SIDING WILL BE ODYESSEY VINYL SIDING OR ALSIDE ODYESSY PLUS. PURCHASER TO HAVE CHOICE OF COLOR FROM SELLERS SAMPLES.
- C. ALL OUTSIDE CORNERS TRIM BOARDS WILL BE VINYL INSULATED TRADITIONAL CORNERS 6".
- D. EACH UNIT TO HAVE INSTALLED A 10'X10' PRESSURE TREATED DECK OFF OF THE REAR OF THE UNIT. PRESSURE TREATED RAILINGS, WITH 3 RISE STAIRWAY 3' IN WIDTH. UPGRADE TO COMPOSITE DECKING AND VINYL RAILINGS AT ADDITIONAL COST.

**5. ROOFING:**

INCLUDES ALL OF THE FOLLOWING:

- A. BICHATHATHANE TO BE INSTALLED OVER DRIP EDGE ON FRONT AND REAR OF HOME TO BE A HEIGHT OF 3' AND IN ALL VALLEYS OF ROOF. REMAINDER OF ROOF TO BE COVERED WITH 15 LB FELT PAPER.
- B. ALUMINUM DRIP EDGE TO BE INSTALLED AROUND PERIMETER OF ROOF.
- C. INSTALLATION OF ROOFING SHINGLES, LANDMARK 30 YEAR ARCHITECTURAL SHINGLES OR CERTAINTEED 30 YEAR ARCHITECTURAL. BUYER TO CHOOSE COLOR FROM SELLERS SAMPLES IF NOT ALREADY INSTALLED. RIDGE VENT AND SOFFITT TO BE INSTALLED.
- D. ALL NECESSARY FLASHING TO MAKE DWELLING WATERTIGHT.

**6. WINDOWS:**

INCLUDES ALL OF THE FOLLOWING:

- A. INSTALLTION OF SIMONTON, SILVERLINE OR MVP VINYL SERIES WINDOWS PER PLAN. SCREENS, GRILLS AND INSULATED GLASS TO BE INCLUDED. DOUBLE HUNG WINDOWS.

**7. EXTERIOR PAINTING:**

INCLUDES ALL OF THE FOLLOWING:

- A. EXTERIOR DOORS, WITH THE EXCEPTION OF GARAGE DOORS, TO BE PRIMED AND THEN PAINTED WITH DURATION PAINT ONE COAT.
- B. EXTERIOR GARAGE DOOR TO REMAIN WHITE WITH FACTORY FINISH, UNLESS OTHERWISE SPECIFIED AT EXTRA COST.
- C. INTERIOR GARAGE DOOR TO BE PAINTED WHITE.
- D. ALL EXTERIOR DOORFRAMES TO BE PAINTED WHITE.

**11. EXTERIOR DOORS:**

INCLUDES ALL OF THE FOLLOWING:

- A. ONE MASONITE BELLEVILLE SMOOTH, INTERNAL GRILLE FRONT ENTRANCE DOOR. PURCHASER TO HAVE CHOICE OF DOOR STYLE FROM SELLERS SAMPLES.
- B. ONE 6'0" X 6'8" MVP OR SIMILAR PATIO DOOR.
- C. INSTALLATION OF INSULATED GARAGE DOOR, WHITE, WITH AUTOMATIC DOOR OPENER.

**12. INTERIOR DOORS:**

INCLUDES ALL OF THE FOLLOWING:

- A. SIX PANEL STYLE, HOLLOW CORE DOORS, 2 1/2" COLONIAL CASING.

- B. ALL DOORS ARE 80" IN HEIGHT WITH WIDTHS VARYING PER PLAN.

**13. INTERIOR PAINTING**

INCLUDES ALL OF THE FOLLOWING:

- A. ONE COAT OF PRIMER AND ONE COAT OF FINISH PAINT TO BE SHERWIN WILLIAMS DURATION PAINT, ONE COLOR, THROUGHOUT THE HOUSE. ADDITIONAL COLORS WILL BE ADDITIONAL COST
- B. CEILINGS TO BE PAINTED WHITE.
- C. ALL INTERIOR TRIM TO BE PRIMED, ALL HOLES FILLED AND THEN PAINTED WITH ONE COAT OF SHERWIN WILLIAMS PRO MAR 200 WHITE SEMI-GLOSS.
- D. ALL INTERIOR DOORS TO BE PRIMED AND THEN PAINTED WITH ONE COAT OF SHERWIN WILLIAMS PRO MAR 200 WHITE SEMI-GLOSS.
- E. GARAGE TO BE PRIMED, ONE COAT. BASEMENT ENTRY WAY TO BE PAINTED. BOILER ROOM NOT TO BE FINISHED.

**14. MISCELLANEOUS INTERIOR FINISH:**

INCLUDES ALL OF THE FOLLOWING:

- A. ONE TOILET PAPER ROLL DISPENSER, ONE HAND TOWEL RING AND ONE 24" TOWEL BARD TO BE INSTALLED IN EACH BATHROOM. (NICKEL, WHITE, CHROME)
- B. ONE BEVELED MIRROR TO MATCH VANITY TOP TO BE INCLUDED IN EACH BATHROOM.
- C. LEVERED DOOR HARDWARE IN A CHROME OR NICKEL ON ALL DOORS WITH THE EXCEPTION OF THE BI-FOLD DOORWAYS.
- D. ALL NECESSARY DOOR STOPS.
- E. BATH HARDWARE ALLOWANCE \$300.00 PER UNIT

**15. INTERIOR FINISH WORK:**

INCLUDES ALL OF THE FOLLOWING:

- A. INSULATION: SIX INCHES OF UNFACED FIBERGLASS INSULATION IN THE EXTERIOR WALLS R-19. CONTINUOUS BLOWN IN CELLULOSE INSULATION IN THE ATTIC R-49. BASEMENT WILL BE INSULATED WITH UNFACED FIBERGLASS INSULATION.
- B. WALLBOARD: ½" SHEETROCK, TAPED AND FINISHED ON ALL WALLS AND CEILINGS IN LIVING AREA FROM THE GROUND FLOOR UP. ALL CEILINGS TO BE PAINTED WHITE. (5/8" SHEETROCK, TAPED AND FINISHED ON ALL WALLS ADJOINING HOUSE TO GARAGE. BASEMENT TO BE FINISHED.
- C. ALL LIVING AREA WILL BE FINISHED WITH WIDE COLONIAL BASEBOARD TRIM AROUND THE PERIMETER OF ALL DOORS AND WINDOWS.
- D. CABINETS TO BE FROM BUILDERS SAMPLES AND TO BE HOMECREST OR SCHROCK, LAUREL NATURAL MAPLE (OTHER STYLES AVAILABLE). BUYER HAS CHOICE OF UPGRADES FOR DOOR STYLES, FOR KITCHEN CABINETS DESIGN PER PLAN (SEE KITCHEN/BATH DESIGN). KITCHEN/BATH ALLOWANCE TO BE \$6,000.00. VANITIES TO BE HOMECREST OR SCHROCK VALUE WHITE THERMOFOIL. CABINET HARDWARE ALLOWANCE TO BE \$100.00, PURCHASER TO HAVE CHOICE OF STYLES FROM SELLERS SAMPLES.
- E. KITCHEN TOPS TO BE LAMINATE. PURCHASER TO HAVE CHOICE OF COLOR FROM SELLERS SAMPLES. UPGRADES AVAILABLE FROM SELLERS SAMPLES.
- F. VANITY TOPS TO BE LAMINATE. PURCHASER TO HAVE CHOICE OF LAMINATE COLORS FROM SELLERS SAMPLES.
- G. ALL CABINETS, COUNTER TOPS AND MISCELLANEOUS FINISH MATERIAL LISTED WILL BE INSTALLED.
- H. ALL CLOSETS TO BE FINISHED WITH ONE SHELF WITH THE EXCEPTION OF LINEN CLOSETS WHICH WILL HAVE FOUR SHELVES. ALL SHELVING TO BE CLOSET MAID OR SIMILAR WIRE SHELVING. PURCHASER HAS CHOICE OF CLOSET UPGRADES AVAILABLE FROM SELLERS SAMPLES.
- I. RAILINGS TO THE 2<sup>ND</sup> FLOOR TO BE PAINTED WHITE WITH WHITE BALLUSTERS AND A DECORATIVE WHITE NEWEL POST.

- J. BOILER ROOM IN BASEMENT TO BE UNFINISHED. 1" THERMAX WHITE INSULATION BOARD TO BE DIRECTLY APPLIED TO THE WALLS.

**16. INTERIOR FLOORING:**

INCLUDES ALL OF THE FOLLOWING:

- A. ARMSTRONG LINO WILL BE INSTALLED IN BATHS AND KITCHEN AND ENTRY WAYS. BUYER TO CHOOSE COLORS FROM SELLERS SAMPLES. FLOORING UPGRADES AVAILABLE AT ADDITIONAL COST.
- B. CARPET IN MASTER BEDROOM, LIVING ROOM, FOYER, BEDROOM 2, BEDROOM 3, AND HALLWAYS. : PURCHASER (S) HAS THE CHOICE OF ONE COLOR OF CARPET THROUGHOUT HOME FROM SELLERS SAMPLES. CARPET TO BE ANDORA FALLS (BERBER) OR WESTCHASE (TEXTURED). STAIRS TO BE CARPETED TO 2<sup>ND</sup> FLOOR AND TO THE BASEMENT.
- C. BASEMENT TO BE CARPETED FROM ENTRY DOOR TO DOOR NEAR STAIRWAY. REAR BASEMENT UTILITY ROOM TO BE FINISHED AT ADDITIONAL COST.
- D. FLOORING ALLOWANCE TO BE \$5,400.00 PER UNIT.

**17. PLUMBING WORK:**

INCLUDES ALL OF THE FOLLOWING:

- A. ALL PLUMBING IN ACCORDANCE WITH THE PLUMBING CODE OF THE STATE OF MAINE AND PER PLAN (SEE EXHIBIT 2).
- B. HOOKUP PUBLIC WATER SUPPLY AND SEWER TO THE STRUCTURE.
- C. BATHROOM FIXTURES- TO BE ELONGATED AMERICAN STANDARD (AS) TOILETS (2) MOEN FAUCET (S), AKER FIBERGLASS ONE-PIECE TUB/SHOWER WITH SYMMONS FAUCET. AND STAND UP SHOWER IN MASTER BATH. (CHOICE OF WHITE ONLY). COLOR TO BE CHROME. FIXTURE ALLOWANCE TO BE \$400.00 (INCLUDES FAUCETS, MIRRORS, AND ACCESSORIES).
- D. KITCHEN FIXTURES-8" DEEP DOUBLE BOWL STAINLESS STEEL SINK WITH MOEN OR SIMILAR FAUCET AND SPRAYER COMBO (ONE HOLE).
- E. 1/3 HORSE GARBAGE DISPOSAL TO BE INSTALLED.
- F. TWO OUTSIDE SILLCOCKS TO BE LOCATED BY SELLER.
- G. ONE WASHER AND DRYER HOOKUP ON FIRST FLOOR OR IN BASEMENT PER PLAN (SEE EXHIBIT 2).
- H. TO INSTALL FIRE SAFETY SPRINKLER SYSTEM IN EACH UNIT. ALLOWANCE TO BE \$7,000.00 PER UNIT. CONTRACTOR TO CREDIT OWNER IF SPRINKLER INSTALLATION IS LESS THEN THE ALLOWANCE.

**18. WASTE DISPOSAL:**

INCLUDES ALL OF THE FOLLOWING:

- A. TO BE PUBLIC  OR PRIVATE SEWER \_\_\_\_\_.

**19. WATER SUPPLY:**

INCLUDES ALL OF THE FOLLOWING:

- A. TO BE PUBLIC  OR PRIVATE WELL WATER \_\_\_\_\_.
- B. ALL NECESSARY EXCAVATION WORK TO INSTALL THE ABOVE SYSTEM.

**21. MISCELLANEOUS:**

**NO UPGRADES OR CHANGES PERMITTED ONCE CONSTRUCTION BEGINS WITHOUT A WRITTEN CHANGE-ORDER FROM THE SELLER SIGNED BY BOTH SELLER AND PURCHASER. ALL CHANGES TO BE MADE WILL BE PAID FOR BY PURCHASER AT THE TIME OF SIGNED CHANGE ORDER. COLOR AND STYLE SELECTIONS ON MATERIALS CAN ONLY BE MADE IF PRODUCT HAS NOT ALREADY BEEN ORDERED BY THE CONTRACTOR. ANY MATERIAL ITEM NOT SPECIFICALLY LISTED IN SPECIFICATIONS IS NOT INCLUDED.**