Welcome to

RIVER LANDING SUBDIVISION



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Blackwagter Construction

SPECIFICATION SHEET

BLACKWATER CONSTRUCTION, LLC

BUILDER'SSPECIFICATIONS FORCONSTRUCTION

Project: River Landing Subdivision — Dagmar Drive, Wells, Maine

Foundation

- Footings:Poured concrete.
- Walls: Standard foundation wall height is 8 feet, depending on site conditions. 9-foot walls are available and will be priced upon request. Walls are 8-inch, 3,000 psi poured concrete, and all exterior walls will be damp-proofed to meet local building codes.
- Drains: The perimeter foundation drain will be installed per code.

Framing

- Superior2x6 framing.
- The grade of the lumber will be #2 or better kiln dried, and the size of the timbers will meet or exceed local building codes.
- Exterior walls will be 2x6 construction, 16 inches on center, and interior walls will be 2x4 construction, 16 inches on center. Sills are 2x6 pressure-treated.
- First-floor joists will be 2x10 construction, 16 inches on center. Second-floor joists will be 2x10 construction, 16 inches on center. Roof rafters are 2x8 construction, 16 inches on center.

Sheathing

- Roof: 1/2-inch, 5-ply Western Fir CDX plywood.
- Floors: 3/4-inch tongue-and-groove underlayment.
- Exterior walls: 7/16-inch green ZIP wall system.

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Exterior

•Exteriorwill be vinyl-sided with traditional double-4 clapboard on walls and shake-style "Cedar Impressions" on the peaks and dormers of the front of the home only. Additional Cedar Impressions siding can be priced upon request for different locations on the plan. All exterior trim will be maintenance-free AZEK and vinyl material.

Energy Efficient Insulation

- 2x6constructionallows for Owens Corning or comparable energy-efficient insulation throughout.
- **Ceiling:** R-48 blown-in cellulose; 2-foot vent at eave.
- **Perimeter Ceiling:** R-38 unfaced fiberglass batts.
- **Extension Ceiling:** R-38 Kraft batts.
- **Garage Ceiling:** R-30 unfaced batts.
- **Basement Ceiling:** R-30 unfaced batts.
- **Exterior Walls:** 5 1/2-inch closed-cell spray foam, fully filled.
- **Garage/House Walls:** 5 1/2-inch closed-cell spray foam, fully filled.
- **Basement Blockers & Runners:** R-19 unfaced batts.

Roofing

•Roofingmaterials will be fully warranted asphalt, architectural-style shingle from GAF, or equivalent. Color is dual black, or equivalent. Shingles will carry a 30-year limited warranty.

- Roof will have premium-grade roof vents to ensure ultimate ventilation.
- Roof will also feature an 8-inch drip edge and Ice & Water Shield in critical areas.

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Bathrooms

•Bathroom vanities and countertops are part of the "Cabinet and Countertop Allowance" described on page 4. The vanity size and location will be per plan or builder's selected location.

Interior Trim & Paint

•Trimwill consistof craftsman-style flat stock: baseboard 1x6 and window casing 1x4, picture framed with custom head pieces. Upgraded trim package available upon request.

• Plus decorative tops on all interior windows.

• Interior doors will be "Craftsman III" style with black matte hardware.

• Interior trim will be painted white with two coats of semi-gloss.

• Two coats of Sherwin Williams "Passive" in Matte finish will be included.

Ceilings

•Ceilingheights are 8 feet on the 1st floor and 8 feet on the 2nd floor. Drywall will be finished to Level 5 standards and primed.

Fireplace

•Therewillbe one (1) 36-inch gas fireplace with mantle and decorative wood surround.

Electrical

• 200 amp service with underground utilities. The circuit breaker box will be located in the basement.

• Two (2) exterior GFI outlets at the front door and rear of the house.

• Smoke and carbon monoxide detectors are to be installed per the building code.

• Lighting allowance of $2,500 for fixtures.

• Overhead lighting is provided in walk-in closets. Lights in reach-in closets are optional. One (1) exhaust fan is vented to the outside in each bathroom. All wiring within the home is designed to meet local building/electrical codes. Any additional wiring (for extra outlets, switched outlets, exterior or interior light fixtures, cable/AV for mounted TVs, etc.) will be priced individually.

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Windows& Doors

- •Thestandard windows will be Harvey Energy Star-rated or comparable. They have a black frame and white casing, double-hung vinyl insulated with built-in grills on the top and no grills on the bottom. Screens are provided as part of the window purchase but are not installed by the Builder.
- • All interior doors will be the "Craftsman III" door style with a custom headpiece.
- • Exterior doors will be steel insulated and weather-stripped.
- • This home will come standard with a two-car garage with 9' x 8' doors. Doors are metal insulated from Fimbel with an opener.

Flooring

- • Hardwood Flooring: natural white oak pre-finished floors throughout.
- • Tile: all bathrooms, mudroom, and laundry area. Allowance is $8.50/sq. ft. (material and labor).

Kitchen & Baths

- •Kitchen cabinets,bathroom vanities, and countertops will have a total allowance of $50,000 from the Builder's cabinet maker and countertop supplier.
- • Kitchen will have a Thermador or comparable appliance package.
- • The range is plumbed for gas or electric.
- • Electric dryer hook-up standard.
- • Essential appliances only may be delivered prior to close. All other appliances to be delivered post-close.
- • A custom tile shower will be installed in the primary bathroom where the plans allow for a custom tile shower. This provision applies to the primary bathroom whether it is located on the first or second floor; it does not apply to a second-floor primary bathroom as a separate additional shower.

BUILDER'S SPECIFICATIONS FOR CONSTRUCTION

Heating & Cooling

•Heating & Coolingwillbe a high-efficiency forced hot air heating system with the appropriate number of zones for the home and floor plan.

• Central Air — included.

• Standard hot water will be a Rinnai or equivalent tankless (on-demand) water heater.

Driveway & Walkway

• Driveway to be paved.

Miscellaneous

• Thehome willbein broom-clean condition.

• Builder will provide a $3,000 allowance for mirrors, shower glass doors, and/or bath hardware. Buyers may work directly with the supplier of said items — "Builder's Installed Products."

• All closets will be wire shelving, with options to upgrade.

Project-Specific Notes

Thesespecificationsare intended for the homes planned for River Landing Subdivision on Dagmar Drive in Wells, Maine. Where a specification is described as "per plan," the approved house plan for the individual lot controls the configuration, location, size, and quantity of the applicable item.

Where an allowance is stated, the allowance is inclusive of the stated scope and is subject to the Builder's standard supplier and installation terms. Upgrades or selections exceeding the stated allowance will be priced separately.

BLACKWATER CONSTRUCTION, LLC

BUILDER'S SPECIFICATIONS FOR CONSTRUCTION

River Landing Subdivision

DagmarDrive
Wells, Maine

Blackwater Construction, LLC

65 Nimble Hill Road
Newington, New Hampshire 03801

Document Status

Revised working specifications incorporating the requested River Landing project-specific changes. This version is intended for review before final issuance.

Review note: The insulation values and locations on this revision have been restored from the original specification document, including the R-48 ceiling, R-38 perimeter and extension ceilings, R-30 garage and basement ceilings, 5 1/2-inch closed-cell spray foam at exterior and garage/house walls, and R-19 basement blockers and runners.

This is a general specification form. It is subject to change for various plans. Allowances will be given per request.