Exhibit B - Building Specifications

Ash Cove Construction LLC

65 Avenue A, Acton, ME 04001

Building Specifications and estimate for a new home on Lot #3 Michael's Place, Sanford, ME 04073

Plans for Ash Cove Constructions LLC by Tom Bouchard of Quality Drafting and Design.

1) **Michael's Place** - Lot #3
2) **Permits and Plans** - Building permit and plans by Tom Bouchard
3) **Foundation** - Pour new 8"X7'X10" full foundation per design, 4 inch poured concrete slab - basement floor.
4) **Site Work** - Excavation for new foundation. Positive drain, foundation waterproofing, backfill, grade with loam, and seed around the house. Gravel driveway.
5) **Public Sewer** - Personal septic pump to town sewer.
6) **Well and Pump** - Town water connected on property.
7) **Materials** - Includes framing for beams, rafters, interior and exterior walls. 8 foot tall first floor walls and second floor walls. Sub floor 3/4" Advantec. Walls 1/2'CDX fir plywood or similar and 5/8" roof sheathing. All exterior walls covered in house wrap or zipwall system. **Optiona**l exterior decks framed with pressure-treated materials and grey manmade decking. **Optional** deck rails made of black iron, or aluminum railing. **Further options available, all options at additional cost.**
8) **Labor** - All labor included to frame house as shown in prints. Basement is unfinished.
9) **Roofing** - 8 inch aluminum drip edge, two rows of ice and water shield, 30 year architectural certainteed roofing, and ridge vent.
10) **Windows** - White vinyl double hung windows or similar.
11) **Exterior Doors** - All exterior doors will match plan or similar
12) **Siding** - certainteed vinyl siding
13) **Plumbing** - Includes material and labor for all plumbing done to meet state and local codes. Plumbing materials include PVC drains and pex type water lines. Also includes 1fiberglass tub / shower as applicable to plan.
14) **HVAC** - Available at additional cost.
15) **Electrical** - New 100 amp underground service, 100 new drops, 1 TV jack, 10 recessed LED lights, 2 bath fans/lights and all outlets, 1 range circuit, 1 dryer circuit, 2 outside outlets,
16) **Insulation** - Fiberglass R21 in walls, R60 in attic ceiling and R38 in basement ceiling to meet code.
17) **Drywall** - Taped and 3 coats of mud. Sanded and prepped for primer and paint.

18) **Painting** - 1 coat of primer, and 2 coats of paint. Includes 2 colors and white ceiling paint. All interior doors and trim painted white.
19) **Interior trim** - Paint grade trim. 5 1/4" speed baseboard. Stafford window casings or similar. 6 panel solid core masonite doors, or similar and Stafford trim. Solid wood stair treads from 1st to 2nd floor. Pine risers and shirt boards. Solid Wood railing with primed baluster and newell post in applicable.
20) **Heating** - Forced Hot Water wall hung propane boiler. On demand hot water.

Additional allowance - $3,000 appliance allowance.

Total Cost including Lot #3 and allowances $569,900

Change orders will be used for any upgrades or additional work. Cost is due upon signature of change order.

Thank you,

Ash Cove Construction LLC
Scott McLeod

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Buyer Signature

_____
Buyer Signature

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Builder Signature