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Specifications for New Construction

Mezoian Development, LLC

The following is a summary of materials, components, fixtures, and options that will be used in the construction of the new home located at: ***7 Christensen Ln., Kennebunk***.

Town	Kennebunk
Specifics	(4) Bedrooms, (3.5) Bathrooms
SqFt/Size	3942 +/- living space, 28 x 24 Garage, and covered front entry
Lot	.32 Acres, Per Town
Price	$3,197,000.00
House Plans	Glenn Smith - Supplied by Mezoian Development, LLC

1. See plans for footprint size, and room size
2. See plans for door and window sizes
3. See plans for door locations and basement access
4. See plans for bathroom layout

Site Work:

1. Lot cleared of trees and stumps for a building envelope. Basement excavated and foundation backfilled. Home is accessed by a paved driveway. Location and placement of home to be determined by Mezoian Development, LLC
2. 12" x 10" Poured concrete footing.
3. 8" Poured concrete foundation walls sealed w/black tar for damp proofing. Note: This "black tar" method is not a "waterproofing" process.
4. Home to positive drain outlet and Sump Hole
5. 4" thick poured concrete basement slab.
   *Any or All Concrete "Cracks" that may occur in Concrete Walls-Concrete Slab Floors-Concrete Walkways are NOT covered under Contractors Warranty. Buyer(s) Initials (____) (____)
6. 4" of loam redistributed to disturbed areas and sod applied. Homeowner responsible for watering.
7. Lawn Irrigation/Sprinkler System
8. Public water
9. Public sewer
10. Rear paver patio at bottom of deck stairs
11. Front paver walkway and side parking area with paver "bib" on driveway

Exterior:

1. ASCEND Composite Cladding.
2. Maintenance free vinyl clad double hung windows with double pane tilt in sash & grids
3. Architectural roof shingles & standing seam metal roof over front porch
4. Interior entry to basement and external doghouse entry with two (2) basement windows.
5. Covered 6'x 30' Front Porch with composite decking & stairs
6. 10'x 16' Composite deck with sliding patio door
7. External Storage area under rear deck with latching door

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Docusign Envelope ID: 53557DCB-F4FB-47A7-917B-997FA5E3D185

8. Two 10'x 8' Carriage Style Garage Door with 1/2 hp motor (belt driven), with two remote control opener and one keyless entry pad
9. Paved driveway (placement determined by seller), 2" binder coat only. Buyer(s) Initials (_____) (_____)

Electrical:

1. Note: Electrical service is under ground.
2. All wiring and electrical components to be installed per State Code by a licensed electrician.
3. 200 amp service panel with circuit breakers
4. Cable outlets, GFCI at service panel, GFCI exterior outlets
5. Two flat screen televisions – Living Room & Office/Den
6. Keyless basement lights
7. Exhaust fan/light in baths vented to exterior (4)
8. Hard wired smoke detectors & CO2 detectors per code
9. Doorbell chime (1) exterior button locations (1)
10. 2, 220-amp outlets servicing Dryer and Range
11. Interior/exterior lighting (see lighting schedule):
    - Install lighting:
      - Living Room recessed can lights, library/sconces over built-ins
      - Dining room chandelier
      - Kitchen island Pendants
      - Kitchen recessed can lights
      - Kitchen sconces beside range
      - Pantry: flush mount, sconces, under cabinet over sink
      - Front Hall & Columns sconces, flush mount/chandelier
      - 2nd Floor Hall recessed cans
      - Office/Den flush mount, library/sconces over built-ins
      - Primary Bathroom sconces and recessed cans
      - Primary has recessed cans and flush mount
      - Remaining Three Bathrooms Sconces/Vanity Light(s) and recessed cans
      - Laundry Room recessed cans
      - Bedrooms, light, or ceiling fan with light
      - Bonus Room, recessed cans
      - Walk-in Closets, recessed cans in Primary closet and (1) flush mount for remaining
      - Stairwell to basement flush mount light
      - Stairwell to 2nd floor - sconces
      - Exterior lights:
        - On Garage
        - Side Entrance to Garage
        - Front Porch
        - Back Deck
        - Back Doghouse Entry
        - Basement Access

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Plumbing:

1. HVAC - High Efficiency Bryant FHA Furnace and Cooling
2. Zones (4), Thermostat (4), vents/duct location and quantity at plumber's discretion.
3. Gas Fireplace (2)
4. Comfort Height Kohler Toilets, with soft close seat (4)
5. Common Bath to have Aker fiberglass GB 42"x 60" tub with shower head
6. Primary bath to have 42"x 72" Tiled shower with shower head
7. 2nd Primary bath to have 36"x 60" Tiled shower with shower
8. Washer hookup
9. Exterior frost-free sill cock faucets (2)
10. Kitchen sink: Undermount Porcelain Farmers Sink with Faucet, spray and dishwasher connection.
11. Kitchen Pot filler
12. Butler's Pantry sink: Undermount Stainless Sink with Faucet, spray and dishwasher connection.
13. Upstairs Lavatory faucets
14. Half Bath Lavatory faucet
15. Propane Tank(s) Supplied by Eastern Propane
16. Radon System vented from basement slab up exterior wall, through the roof. Fan not included. (radon not tested)
17. Primary Bath Double Bowl Undermount Porcelain Sink
18. 2nd Primary Bath Single Bowl Undermount Porcelain Sink
19. Common Bath, Single or Double Bowl Undermount Porcelain Sink
20. Garage, tiled dog wash station with spray wand.

Buyer(s) Initials (_____) (_____)

Insulation:

All Will Conform with Local Codes

1. Walls R-23 Batts
2. Ceilings R-69 Blown In
3. Floor R-30 Batts
4. Stairwell to Basement R-21

Cabinets/Vanities & Counter Tops:

1. Kitchen & Bathroom vanities provided by Kennebunk Kitchens, Lower Village Kennebunk
2. Kitchen to have Stone Countertops with undermount Farmers Sink, and full height backsplash
3. Pantry to have tile backsplash & Single Bowl Stainless Steel sink
4. Primary Bath 96" vanity Stone Countertop & Double Bowl Porcelain Sink
5. 2nd Primary Bath 48" vanity Stone Countertop & Single Bowl Porcelain Sink
6. Common Bath 60" vanity Stone Countertop & Double Bowl Porcelain Sink.
7. Half Bath/Powder 36" vanity Stone Countertop & Single Bowl Porcelain Sink with tile backsplash
8. All cabinetry will have knobs/pulls, including paneled refrigerator and dishwasher(s), as well as drawers in walk in closet(s).

Drywall:

1. 1⁄2 "Sheetrock throughout, blue board in wet areas of kitchen, baths.
2. 3 coats of drywall mud, finish sanded
3. Ceilings-flat finish with (3) coats joint compound sanded smooth ready for priming.

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*Through the "Normal Drying Out Process" and the seasonal fluctuating weather conditions accompanied with the building of new construction most building materials including by not limited to lumber, beams, trusses, drywall, doors, paint, flooring, trim joints and miters etc. building materials may expand or contract and you may notice surface cracks and joint compound popping on screws/fasteners. Therefore, those items are NOT covered under Contractors Warranty. Buyer(s) Initials (____) (____)

Interior Doors and Trim:

1. Masonite solid doors with black hardware
2. Doors and Windows trimmed with 1x4 casing with headstock above—White spray finish with brush touch up
3. 1x6" baseboard trim. White spray finish with brush touch-up.

Millwork:

1. Front Entry Foyer:
    a. Custom millwork, "raised panel" wainscoting
    b. Two custom millwork columns, entering the living area with raised panel accents
    c. Custom millwork, wood cabinetry/shelving/cubbies in mud room
2. Office/Den:
    a. Custom millwork, "raised panel" wainscoting
    b. Fireplace will have large scale tile surround/enclosure
    c. Custom millwork, built in shelves & cabinetry
3. Living Room:
    a. Custom millwork, fireplace will have tile surround with nickel gap enclosure
    b. Custom millwork, built in shelves & cabinetry
4. Mud Room:
    a. Custom Nickle gap Ceiling and Walls in mud room
    b. Custom millwork, built in storage shelves, cubbies & cabinetry
5. Half Bath/Powder Room:
    a. Custom millwork, "raised panel" wainscoting
6. Staircases:
    a. Custom millwork, "raised panel" wainscoting
    b. Hardwood Treads (Maple)
    c. Front staircase to have open rail, black wrought iron balusters
7. 2nd Floor Bonus Room:
    a. Custom millwork, "raised panel" wainscoting
8. Bedrooms:
    a. Primary to have custom millwork, accent wall
    b. 2nd Primary to have custom millwork, accent wall
    c. Each remaining bedroom to have custom millwork accents.

*Doors will be operational showing normal reveal and not rubbing at time of transfer of home.
*All trim joints/miters will be closed caulked and painted at time of transfer of home.

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Paint:

1. Ceilings PRIMED ONLY.
2. Walls: One coat Primer. Two coats finish paint. Paint from Sherwin Williams.
3. Trim: White Satin Offset color

Buyer(s) Initials (_____) (_____)

Flooring:

1. Kitchen: Engineered Hardwood Flooring
2. Bedrooms: Engineered Hardwood Flooring
3. Living Room: Engineered Hardwood Flooring, Tile fireplace surround
4. Office/Den: Engineered Hardwood Flooring, full height tile fireplace
5. Halls: Engineered Hardwood Flooring
6. Bathroom(s): Tile

Note: All engineered hardwood. Quality Floor Finishers Located in Scarborough.

Closets/Shelving:

All Bedroom walk-in closets are custom built, by hand, with some/all of the following components:

1. Cubbies
2. Shelving
3. Shoe Racks
4. Double hang and Single hanging sections
5. Drawers – With hardware

Bath and Hall Closets include are custom built white wood shelving and cubbies, at sellers' discretion

Appliances:

1. Thermador Appliances throughout, supplied by Central Appliance located in Springvale.
2. Electrolux Washer and Dryer

Misc.:

Buyers are encouraged to monitor and utilize dehumidifier(s) at their own discretion/risk to prevent or control condensation that may occur.

Buyer:_____ Date:_____

Buyer:_____ Date:_____

Seller:_____ Date:_____

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