RISBARA BROS.
When Quality Counts
RESIDENTIAL • COMMERCIAL • EARTHWORK

**August 4, 2025 (v2)**

**Specifications Sheet for Cross Street Condominiums – 1 Cross Street**

1. *Customizations:* Customizations are limited to those on the Specification Sheet Selections pricing menu dated 1/21/2025. This includes selection of pre-determined palettes for luxury vinyl plank flooring, bathroom tile flooring, and kitchen quartz countertops at no added cost. It also includes selection of a single paint color throughout (either from the palettes offered or a different color of buyer's choice) at no added cost. Sample/color options are available for viewing at the Broker's office by appointment. Additional customization items listed on the pricing menu are available at an added cost. A complete buyer customization package includes (a) This Specifications Sheet document (b) the Specification Sheet Selections pricing menu dated 1/21/2025 and (c) the 8-page Purchase Agreement Exhibit. **All** customizations must be provided in adequate time for construction sequencing as listed below. **After that time, customizations will not be possible and a list of the selected finishes for that unit will be provided by Broker.**

   Selections due by:
   4/1 (1st Floor Units)
   4/15 (2nd Floor Units)
   5/1 (3rd Floor Units)
   5/15 (4th Floor Units)

2. *Utilities:* Public water and sewer. All site electrical in the subdivision is to be underground.

3. *Foundation:* Foundation is 4' tall frost walls with footers and spread footings where necessary for the structure. Full basements are not included.

4. *Slabs:* A 5" fiber-reinforced concrete slab on grade is included with haunched slabs and control joints as necessary for the structure. First floor exterior unit entrances and building entrances are included as 6" concrete slabs.

5. *Framing Material:* All lumber is included as necessary to frame the building per code requirements. Kiln dried spruce/hem/fir, engineered lumber, and engineered truss systems are all at the option of Risbara Bros. Metal columns are included per structural design. All exterior walls are 2"x6" with 7/16" Zip Sheathing. Roof sheathing is 5/8" OSB. ¾" Advantech Subflooring. All wood in direct contact with concrete shall be PT. Rainscreen strapping to be KD.

6. *Decks:* No direct access to decks, patios, and porches is included in any of the units. The 4th floor roof deck amenity is common space accessible to all unit owners.

7. *Siding:* Siding is included as vertical corrugated metal siding with fiber cement panels and LP Smart Siding at areas listed as Nichiha Vintagewood. All layouts are per plan. Metal accessories are included. Any washing of the exterior is excluded from our pricing.

8. *Roofing:* Risbara has included low-sloped roofs as non-reinforced .060 black EPDM roofs with crickets and roof drains as required.

9. *Gutters:* No gutters are included. All roof drains run internally inside the building as rain leaders and tie to the site drainage system. Canopies will have scuppers to direct rainfall away from the building.

10. *Windows:*
    a. All in-unit windows are Paradigm 8300 Series vinyl windows with factory finish bronze exterior, white interior. The interiors shall not be painted. These windows are double glazed, Low-E argon filled insulated glass and are a combination of fixed (inoperable) casement and operable casement windows. All bedrooms and living rooms have at least one operable window in them except for first floor unit living rooms which have covered, private exterior access. The mullion patterns and sizes are per plans. All operable windows shall have screens and double locks and be hinged on the left side when viewed from inside. Code-required egress windows have been provided. Tempered windows are provided where code-required.

b. Amenities and Building Entrances feature Metal Storefront by Old Castle in a Dark Bronze Anodized finish and Black Anodized finish. All glass in conjunction with these storefronts is fixed (inoperable). Select amenity areas also have the same Paradigm windows used in individual units.

11. *Unit Entry Doors:* We have assumed 45 minute fire-rated, painted, solid MDF doors in wood frames (or equivalent), double-bored for Dormakaba Saffire battery-operated electronic dead bolts. These dead bolts are operable either with a fob or a cell phone application for residents. Risbara has included fiberglass Jeld-Wen full lite doors with integral shades (or similar) for exterior unit entries on first floor only. Unit Entry door hardware is based on Schlage Latitude levers or similar in a matte black finish. Exterior unit entries have a canopy.

12. *Insulation:* Risbara Bros. has included insulation as follows:

| | | | |
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| i. | Exterior Walls | R-34 | Closed Cell Foam |
| ii. | Stairwell walls | R-19 | Fiberglass Batt Insulation |
| iii. | Corridor walls | R-19 | Fiberglass Batt Insulation |
| iv. | Demising walls when double wall | R-11 on each side | Fiberglass Batt Insulation |
| v. | Demising walls when single wall | R-19 | Fiberglass Batt Insulation |
| vi. | Interior walls | R-11 & R-19 | Fiberglass Batt Insulation |
| vii. | Ceiling area between floors | R-30 | Fiberglass Batt Insulation |
| viii. | Roof | (2) layers of 2.6" continuous polyisocyanurate + (1) layer of ½" coverboard | |

13. *Electrical:*
   a. An individually metered 100 AMP service with outlets to code and lighting/switching as necessary is included at each unit. TV locations will match the TV location shown on the architectural drawings unless otherwise directed on P&S Agreement Exhibit. TV outlets are all at 18" AFF. In-unit electrical panels are to be located at contractor discretion to meet electrical code. Island outlets are not included. We include vertically oriented outlets at tile backsplash inside the units (not horizontal).
   b. All exterior unit entrances will have a light fixture; all bedrooms will have a light fixture and switch; bedroom closets and coat closets will have a light; any other incidental closet will not have any lights. Bathroom exhaust will be provided by a common ERV system. There will be no individual exhaust fans in the bathrooms – see Heating and Cooling below.
   c. Light Fixture Schedule for inside units is per plans:
      i. Ceiling Lights: AFX EGRF1216L30D1WH White LED Ceiling Pucks – in multiple sizes (or similar)
      ii. 2 Pendant lights over island: Efficient EL-5011 Black LED pendants (or similar)
      iii. Bathroom Vanities: Justice Design / Regency 3-Light Bath Bar / FSN-833-10-OPAL-MBLK – Matte Black with Opal Artisan Glass cylinder-shaped globes with flat rim (or similar)
      iv. Closet / Bathroom Lighting: Luxrite LR23863 white 6" diameter (or similar)
   d. Low Voltage Cabling - Internet will be brought to each unit's coat closet as the unit demark/router location. CAT6 outlets are included in (1) primary bedroom and living room per unit. No coax cable TV outlets are included. CAT6 in the unit will allow for internet, phone service, and internet-based cable TV streaming. The building incoming service is Fiber.
   e. Access Control – Building entries, unit entries, and select common area/amenity doors shall be electronic access controlled.

14. *Plumbing:*
   a. 1 Bedroom Units – We have assumed 1 full bathroom, 1 kitchen, 1 laundry hookup, PVC waste lines, Pex brand water supply lines. All domestic hot and cold water piping shall be insulated.
      i. Plumbing fixtures are per plans:
         1. Kitchen Faucet – Moen 7864BL Sleek (or similar) – Matte Black
         2. Kitchen Sink – Amerisink AS-307 25" Undermount (or similar) – Stainless Steel
         3. An ISE garbage disposal is included.
         4. Bathroom Faucet – Moen 6702BL Genta LX single handle centerset with escutcheon plate (or similar) – Matte Black
         5. Shower Trims – Moen T2472EPBL Genta LX Shower Trim Package / Moen 35558EPBL Multi Function Hand Shower with Slide Bar Including Hose (or similar) – both Matte Black.
         6. All showers are cast polymer / culture marble 3'x4' shower pans in White with cast polymer / marble shower surrounds in Glossy White and 3x12 stacked bond tile pattern. The shower surrounds feature

an arched footrest and arched shelf. Shower doors are included as glass (bypass) doors with black hardware.

7. Toilets are American Standard / Townsend with comfort height and a soft close lid.

b. 2 Bedroom Units – same as 1 Bedroom Units + one added full bathroom
c. 3 Bedroom Units – same as 1 Bedroom Units + one added full bathroom. The primary bathroom stays the standard Shower defined above and the remaining bathroom instead features an Aker 6030STT Acrylx alcove fiberglass/acrylic surround combination tub/shower with tub spout in addition to standard fixture (Moen / Genta / Matte Black).
d. The Building is serviced by a communal natural gas, domestic hot water system using three Lochinvar Shield ASME high efficiency, high capacity, commercial water heaters. Hot water in the building is powered off House electrical panels.
e. We have included a radon system for the project whether needed or not. Building shall be tested for radon prior to move-in and results shall be provided to Buyers.

15. *Heating and Cooling:*
a. Risbara Bros. has included a Mitsubishi City-Multi 82 ton VRF PURY-HP H2i,R2 heat recovery heat/cool ductless heat pump system (or equivalent) to condition all residential units as well as the common amenity areas and two common stairwells. The outdoor heat pump condensing units are roof mounted on 24" stands with snow and hail guards and are powered off House electrical panels with centralized AE-200A control interfaces. The roof-mounted units may create some noise/vibration from normal operations. A combination of wall heads, ceiling cassettes, and small air handlers will provide conditioned air inside units and common areas. All required line sets and condensate piping connect the roof-mounted units to the heads and cassettes inside the building. Inside your unit you should expect a wall-mounted heat pump head in your living room and another wall-mounted head inside every bedroom. The units will be controlled with wall-mounted Mitsubishi Simple MA backlit thermostats (one for each head) that are powered off the unit's electrical panel. Locations for all equipment are to be determined by Risbara Bros. to provide a functional, efficient conditioned space.
b. Supplemental heat will be provided by electric resistance (heating only) electric baseboards at select units with exterior facing bathrooms and exterior facing mechanical spaces.
c. Fresh Air Ventilation of the building to be provided using Lossnay LGH-F940 interior energy recover ventilators (ERVs) located in each floor's mechanical/storage rooms and ducted through the hallways and common areas with insulated exhaust and supply ducts. The equipment shall have electric duct reheat coils and digital, programmable, centralized ERV controls. Each unit entry will feature a supply grille and each unit bathroom will feature an exhaust grille. Location for supply and exhaust to be determined by Risbara Bros.
d. We include 6" ductwork from each unit's range hood to exterior hood vent.
e. Unit dryers are ventless. No dryer box, ductwork for dryers.

16. *Drywall:* We have assumed 5/8" drywall on all interior walls and ceilings with (3) coats of compound to a smooth, flat, Level 4 finish.

*A Level 4 drywall finish is characterized by tape embedded in joint compound over all flat joints and interior angles, followed by two more coats of joint compound on flat joints and one separate coat over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. This finish provides a smooth surface that can handle various flat paint types and light textures* but vertical seams may be visible*. It is a common choice for residential interiors and low-to-moderate traffic areas where the lighting is not critical. This level of finish is not recommended in spaces where non-flat or dark/deep-tone paints are going to be applied.*

We have included GenieClip RST Sound Clips or similar and 2 layers of drywall at 1st, 2nd, and 3rd floor ceilings. Typical ceiling heights will be approximately 10'-11" on the first floor and 9'-0" on 2nd, 3rd, and 4th floors. Drop down drywall soffits will be lower heights and added above kitchen cabinetry (and to house hood exhaust) or where otherwise required for Mechanical, Electrical, and Plumbing systems.

17. *Interior Trim and Doors:* All doors are smooth, flush (no raised or recessed paneling) Masonite doors or equivalent. Select interior unit doors will require louvers for proper ventilation. All closet doors will be hollow core; all others will be solid core. Interior door hardware is based on Schlage Latitude levers or similar in a matte black finish. Our estimate assumes window and door trim will be Brosco FJP 8627 9/16"x2-1/2" with an added window sill (depth varies). Jamb extensions shall be primed FJP. All running trim is included as Brosco FJP B688 9/16"x4-1/4". All trim and doors are to be paint grade.

18. *Painting:* Exterior field painting is minimal as all materials come with a factory finish. Interior painting includes ceilings, walls, and trim. All units shall have ceilings painted (2) coats of SW7007 Ceiling Bright White, flat finish. Walls shall have (1) coat primer, (2) coats of eggshell finish paint in SW 7029 Agreeable Gray color (unless otherwise customized). All units shall have doors and trim painted in SW7006 Extra White semi-gloss. Sherwin Williams Duration paint shall be used throughout the interior.
*Unit wall paint color to be chosen from builder's samples at Sherwin Williams provided selections are made in adequate time for construction sequencing. Pricing for additional accent paints can be selected and defined on the pricing menu.

19. *Cabinets and Vanities:* Our pricing includes Shrock Entra series (or similar) framed full overlay painted wood cabinets with standard 3/8" furniture board (plywood) cabinet and drawer box construction. Buyers will have option to pick Rivali (flat) or Ingalis (shaker) style panels for 42" high upper kitchen cabinets, lower kitchen cabinets, and vanities as well as White or Moonstone color for same - provided selections are made in adequate time for construction sequencing (dates established at line 1. above). The 30" wide and full 8' height cabinetry pantry shall match upper cabinet panel style and color. Kitchen Islands will feature a trash-pull out drawer and shall match base cabinet panel style and color. Select bathrooms also feature a cabinetry linen tower per plans and shall match base cabinet panel style and color. Not all bathroom vanity fronts will be symmetrical. Select units will have drawers on one side. All will have centered sinks.

20. *Cabinetry Hardware:* All Rivali (flat) style cabinetry in all units is to be Amerock Edge Pull BP36575FB (or similar) in Matte Black with 5" center to center pulls (installed horizontally). All Ingalis (shaker) style cabinetry in all units is to be Amerock Cityscape Cabinet Pull BP37133MB (or similar) in Matte Black with 5" center to center pulls. <other prior text omitted>

21. *Counter Tops:*
    a. Kitchen and island countertops are included as 3cm Caesarstone quartz limited to the four palettes offered and polished with square edges.
    b. Backsplash: No matching 4" quartz backsplash will be provided. Instead, a tile backsplash shall be provided in the full 18" space between countertop and upper cabinets. Backsplash Tile specification: Best Tile / Nauset / White Glossy / 2.6" x 10.25" tiles installed in a stacked bond pattern with white grout (unless pattern is customized to herringbone or staggered bond)
    c. Vanity countertops are included as Wolf Culture Marble in Cotton White with integral rectangular bowls, square edges, and matching 4" backsplash.

22. *Shelving:* We have included white vinyl covered wire shelving in closets. Bedroom closets and coat closets will have a shelf and rod. Linen niches will have five shelves each. Select units also feature shelving adjacent to toilets. Select bedroom closets and coat closets will have a linen tower of 5 shelves included per plans.

23. *Mirrors and Bathroom Accessories:* We have included decorative, modern profile, matte black bathroom accessories that coordinate with plumbing fixtures. These accessories include in each bathroom: a black framed mirror, hand towel bar, TP holder, 24" towel bar, and 2 robe hooks. 3-bedroom units shall also have a curved black shower rod in the combination tub/shower.

24. *Flooring:*
    a. We have included COREtec Pro Plus 7" floating, luxury vinyl plank flooring throughout entire unit (except the bathroom). The 2nd, 3rd, and 4th floors feature an added acoustical underlayment padding. The color selections for LVP floors are limited to the four palettes offered and are subject to closest substitution in the event of product discontinuation.
    b. Bathrooms are included as Best Tile / Vermont 12" x 24" porcelain tile in a monolithic pattern with tile base. The color selections are limited to the four palettes offered (3 total colors). Tile floors shall have Ditra waterproofing/crack isolation membrane.

25. *Fireplace:* No fireplace is included in the units unless the Fireplace Feature Wall upgrade option is purchased. In the event that upgrade is selected, fireplace location is limited to only what is shown on the diagram due to dedicated power and other rough-in infrastructure.

26. *Window Treatments:* Window treatments (blinds/shades) shall <u>not</u> be provided as part of construction. The condo documents clearly outline the shade specification parameters to allow buyers to purchase and install these after closing, should they wish. The Broker can assist with suggested vendors for installation of window treatments after closing.

27. *Kitchen Appliances:* We have included appliances by Frigidaire with stainless finish (or equivalent):
    i. (1) 36" wide, counter depth French door refrigerator model: GRFG2353AF with ice maker kit or similar
    ii. (1) Smooth top, front control, freestanding electric range, model: FCFE3062AS or similar
    iii. (1) 24" wide, standard height Dishwasher, model: FDSH4501AS or similar
    iv. (1) OTR microwave (vented), model: FMOW1852AS or similar

    Appliance customization/upgrade options are available provided selections are made in adequate time for construction sequencing (dates established at line 1. above)

28. *Laundry Appliances:* We have included stacked appliances by GE with white finish (or equivalent):
    i. (1) Washer – GE GFW148SSMWW
    ii. (1) Dryer – GE GFT14ESSMWW – please note this is a ventless dryer for energy efficiency which may result in longer dry times compared to traditional vented dryers.

29. *Fire Suppression/Alarm System:* A wet and dry pipe fire suppression system and a fire alarm are included as required by the State of Maine and Town of Scarborough. This includes smoke and CO2 detection.

30. *Cleaning:* Your new home will be completely cleaned and turned over in move-in condition.

31. *Punchlist:* Buyers shall have only (1) punchlist walk and only (1) punchlist shall be created. A walkthrough confirming punchlist items are complete is not an invitation for any additional punchlist items. Warranty items are not punchlist items. Warranty items are defined only as items not functioning as intended. Please note difference(s) in neighboring units is not grounds for warranty items.

32. *ADA Units:* Any ADA Type 1 unit may have slightly different fixtures and features affecting kitchen, appliances, and bathroom (ex. ramped, larger 62" x 32" shower pan without glass door and panel). See Broker for further details.

33. *Common Corridors / Circulation:* Corridors shall feature commercial grade carpet tiles without pad and rubber base. Stairways shall feature broadloom commercial grade carpeting with pad and rubber base. The corridor ceilings shall be 2'x 6' white ACT. We have included continuous metal handrail (painted) at common stairs. Elevator Lobbies feature tile flooring. Main building entryway vestibules shall feature walk-off-mats. The elevator is a KONE monospace machine-room-less traction elevator with 3500lb, 150 FPM capacity and a 6'-4" wide x 5'-6" deep x 7'-6" high cab. The elevator cab features standard interior finishes with tile flooring.

34. *Amenity Spaces*: Building 1 will feature a 1st floor Coworking area within the Building Lobby, a 1st floor Clubroom, access from the Clubroom to the Courtyard with fire pit and grills situated between buildings, a 4th floor Roof Lounge, and a 4th floor Roof Deck. Building 2 will feature a 1st floor Lobby that doubles as a Coffee Bar, a 1st floor Fitness Center with Studio, a 1st floor Pet Wash station, a 4th floor Coworking area, and 4th floor Roof Deck. Both buildings will have 1st floor, exterior-access bike storage, 1st floor package room (mailboxes are outside), and 1st and 4th floor unisex bathrooms to support the amenity spaces. Any amenity not wholly contained by Building 1's building footprint may not be complete at the time of building turnover to allow for Building 2 construction (example: Courtyard). The amenity spaces will have the general look and feel of the renderings and plans. Contractor is not responsible for any furniture, fabric drapes, art, and other furnishings (commonly referred to as FF&E) at the Amenity spaces.

35. *Storage Units:* The project will feature storage lockers on 2nd / 3rd / 4th floors for select units. Not all units will receive a storage locker. The lockers are located in mechanical rooms with open ceilings and shall be made of metal perforated panels that are see-through. Mechanical access, servicing, and maintenance take priority in these spaces such that there may be mechanical equipment situated above or adjacent to your storage.

36. *Carports:* The project will feature covered carport parking available for select units. Not all units will receive a carport spot. The transformers servicing the property cannot accommodate the load of added EV chargers in the carports themselves.

The developer reserves the right to make changes or substitute equivalent materials as needed for any product in order to meet schedule or code. In case of conflict between this document and project plans, this document shall prevail.

Any rendering provided – whether interior unit, kitchen elevation, or amenity space – is an artistic interpretation of drawings and is provided as a courtesy. These renderings may not match finished construction – final details may vary. Always reference actual finish samples for accurate finish and color representation.

Cross Street Condominums, LLC shall make every possible effort to ensure all custom selections are executed in line with buyer's documentation. However, should a selection be omitted or impossible to achieve to meet the schedule, Buyer understands that this unfortunate and unintended consequence may occur. Any money for options selected but not honored shall be reimbursed back to Buyer. This does not include punchlist, warranty, or quality considerations which shall be corrected per industry standard expectations without money returned.