Paragon Properties, LLC

BUILDER SPECIFICATIONS
Manson Road
Kittery, ME

Foundation

3000 p.s.i. poured concrete footings, 8' walls, basement and garage floors 4' thick
Damp proof below grade for exterior foundation basement walls
Pre-cast bulkhead stairs with metal bulkhead, unless walk-out
Pressure treated sills with foam sill seal

Construction and Exteriors

3/4" Advantech T & G sub-flooring
Garage as indicated on plan to include overhead doors with openers
2 X 6 exterior walls at 16" on center, construction with R-6 zip wall system
Two types of attic ventilation, as indicated per plan
Architectural shingles*, 30-year warranty, ice & water shield, felt paper and metal drip edge
Vinyl siding* with white vinyl corner boards and white vented soffits
White aluminum clad fascia and rakes
Porches and decks with composite decking and rails

Insulation

R-49 blown in insulation in second floor ceilings, R-30 fiberglass batts in all sloped ceilings
R-6 Zip wall system exterior walls system with R-21 batt insulation and vapor barrier
Basement ceilings with R-30 batt insulation

Kitchens and Baths

Wolf Classic cabinets and vanities with granite countertops
Full tiled shower in master bath with soaking tub
Common baht, one piece white fiberglass tub with tile walls
White water saver toilets
Appliances: Frigidaire Gallery Series natural gas range, microwave, dishwasher, refrigerator
Single bowl stainless steel sink with single lever faucet in kitchen, with garbage disposal
220 volt electric for dryer, gas hook-up for range

Exterior Doors and Windows

Insulated exterior metal or fiberglass doors
Harvey double hung windows, or equivalent, with screens, grills between glass, 8 over 8
Shutters* on front elevation windows

Interior Walls & Finishes

1/2" sheetrock with smooth finish on all interior walls and random roll textured ceilings
Benjamin Moore Linen White eggshell on walls, Cove White semi-gloss trim
Interior raised two panel smooth, solid Masonite door with wood frames
Brushed nickel knobs, hinges and door stops
3 ½" colonial baseboard and 2 ½" colonial trim
All interior trim to be painted with white semi-gloss Benjamin Moore paint
Ventilated closet shelving
Oak stair treads with pine risers

Specifications subject to change without notice

Plumbing

Brushed nickel faucets with white toilets, sinks and showers
Two external frost-free sill cocks on home
Rinnia hot water system, propane or comparable
Washer and electric dryer hookup as noted on plan, dryer vent installed
Ice maker hook up

Electrical

Double exterior lights at front door and garage door
200 AMP service with Circuit breakers
Overhead lights in kitchen, dining room, halls and baths, and walk-in closets
Up to 12 recessed lights throughout 1st floor, Buyer to provide location
Smoke & carbon monoxide detectors on all floors as code requires
Two exterior electrical outlets
Fan/light combo in bathrooms

Heating

Direct vent forced hot air furnace, 1-2 zones, determined by plan, first and second floor
Central air conditioning included
Astria Gemini 35" direct vent fireplace or comprable, with marble surround and mantle
Seller will determine final placement of all utilities in the home

Flooring

Hardwood flooring throughout 1st floor, 3 ¼" red oak, finish in place, 3 coats poly
Oak stair treads to match flooring with painted white pine risers
Carpet in bedrooms and 2nd floor hallways
Tile in all bathrooms, mudroom and laundry room

Exterior

Loam and seed disturbed areas within a 30' radius around foundation
Eight planting, at builders discretion, and bark mulch beds installed in front of foundation
Paved driveway, one coat, from garage to road, area determined by Builder
Flagstone front walkway from front entrance to driveway

Buyer(s) Seller

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Date_____ Date_____

Tamaron Construction, LLC

Specifications subject to change without notice