EMERALD WOODS

WHERE NATURE MEETS HOME

Builder Specifications

Water Service: Public.

Sewer Service: Public.

Foundation: 8"x 7'10" concrete walls pinned to 8"x 16" footings.

Drainage: 4" perforated perimeter drain around the footing of the foundation.

Waterproofing: Spray asphalt sealer on foundation walls below grade.

Concrete Slab: 4" thick concrete over 8" sand bed.

Framing: Per plan using conventional framing, 3/4" advantech subfloor, 7/16" zip wall sheathing and 5/8" O.S.B. roof sheathing.

Roofing: Asphalt IKO Cambridge architectural shingles, 36" row of ice and water shield at the bottom edge of roof, continuous ridge vents and flashing as necessary.

Siding: Certainteed mainstreet clapboard-style siding on the front, sides and back of the house.

Exterior Trim: Vinyl corners and soffit. Fascia and rake wrapped in aluminum.

Windows: Mathews Brothers Walcott black vinyl windows with insulated glass, screens and grills between the glass.

Front door: Insulated Thermatru fiberglass.

40 Godfrey Cove Road York, Maine 03909 Tel: 603-767-8003
yorkharborbuilders@gmail.com

Rear door: Insulated Thermatru fiberglass.

Front Porch: Azek Harvest collection composite decking over pressure-treated joists set on concrete piers.

Electrical: 200 amp service. White switches and outlets per code. Smoke detectors per code. 2 exterior outlets, 4 exterior wall lights, 2 fan/light bath fixtures.

Plumbing: Plumbing for 2 full and 1 half baths, kitchen, laundry hookup, builder's plumbing fixture selections. 2 frost-proof spigots, 50 gallon electric water heater, refrigerator water line. The primary bath will have a tiled shower, the hallway bath will have a fiberglass tub/shower unit.

Heat and AC: Goodman 96% /equivalent gas forced air system, 2 zones, central A.C.

Insulation: Blown-in insulation per code in attic, batt insulation in floors and walls per code.

Drywall: 1/2" on all walls and ceilings, smooth finish, moisture resistant as required.

Garage Door: Carriage-style, insulated steel door with openers.

Interior trim: Three panel, moulded split jamb doors. Door and window trim to be 3 1/2", baseboard to be 5 1/4" speed base. Windows to be picture framed.

Door hardware: Schlage Plymouth hardware with choice of finish.

Cabinets:- Chosen from builder's selections. Installation provided by builder.

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Countertops: Hard surface, chosen from builder's selections.

Flooring: Prefinished hardwood throughout, except for the full baths, chosen from builder's selections. Stair treads stained to match flooring.

Tile: Tile 2 bathroom floors, 1 shower floor & walls. Builder's selections for materials (tile, grout and mastic). Installation provided by builder.

Interior paint: 2 coats of eggshell latex finish on walls, 2 coats of flat latex finish on ceilings, and 2 coats of semi gloss latex finish on all doors and trim.

Gas piping: Piping for the furnace, range, and optional fireplace, if selected.

Lighting: 6 recessed cans for kitchen, 12 for other rooms, and selections from builder for remaining lights.

Shelving: White coated wire. Single shelf and rod per closet.

Back Porch: Azek Harvest collection composite decking over pressure treated joists set on concrete piers with RDI white vinyl railings.

Appliances- Builder showcased appliance package available with finish selections.

Landscaping- Loam, rake and seed all disturbed areas.

Walkway- 4' wide paved walkway.

Driveway- 6" gravel base, 1 coat of 1.5" binder asphalt.

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Certificate of occupancy to be provided at the completion of the home.

Change orders: Any alteration or deviation from the above specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.

Warranty: In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from defects caused by faulty workmanship and defective materials due to non-compliance of building standards for the period of 1 year, and free from defects caused by faulty installation of plumbing, electrical, heating and cooling systems for the period of two years based on standards of the Maine building codes and 10 M.S.R.A c. 219-A Warranty. The warranty rights and remedies set forth in the Maine uniform Commercial Code apply to this contract.

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