



TUSCAN WAY

BUILDING SPECIFICATIONS EXHIBIT A OF CONSTRUCTION SALE AGREEMENT

Tuscan Way Condominiums are located off Brookfield Rd. Falmouth, Maine, featuring cottage style townhomes with a 2 car garage. Upon completion, there will be 18 units on approximately 19 acres.

FOUNDATION

8"x20" Foundation Footings

8" Concrete Walls

4" Concrete Slab

BUILDING STRUCTURE FRAME

2"x6" Exterior Walls at 16" on center

2"x4" Interior Walls at 16" on center

7/16" Orientated Strand Board Exterior Wall Sheathing 5/8" OSB Roof sheathing

Roof Trusses at 24" on center

BUILDING FINISHES EXTERIOR

Paradigm Vinyl Clad Windows with Screens and Grilles

Vinyl Siding-

30 year Architectural Roof Shingles

Exterior Lights (Supplied by Builder)

Seeded Lawn and Selected Shrubs by Builder

Front and Rear Hose Bib



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BUILDING FINISHES INTERIOR/OTHER

Sheet rock walls and ceilings; Painted with a primer and two coats of an eggshell finish

Custom 3 ½" window and door trim with cap molding; Painted with a primer and two coats of a semi-gloss finish

5 ½" Baseboard, Painted with a primer and two coats of a semi-gloss finish

Solid masonite doors; Painted with a primer and two coats of a semi-gloss finish

Heating System: Forced hot air heat –propane fired – and Air conditioning

Propane Tank

Closet Maid or equal coated wire closet shelving; Closet Shelving Allowance \$800

200 amp electrical panel

Covered entry

Insulation per Maine building and energy code

12'x12' deck with a pressure treated frame; composite decking

Asphalt driveway and walkway

Up to 3 cable TV connections

1 telephone connection

Closet lighting

Bathroom fan/light ceiling fixture

2 Exterior outlets; 1 front; 1 rear

Basement stairwell sheet rocked and taped to code



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ALLOWANCE ITEMS

Flooring	\$20,000
Interior Lighting	\$1,500
Appliance	\$4,000
Kitchen Cabinets, vanities, countertops	\$15,000
Closet Shelving Allowance	\$800
Bathroom Tile Allowance	\$3000

3/26/20 The above specifications are preliminary and subject to change