

**HISSONG  
PROPERTIES, LLC**



PLANNING ■ BUILDING ■ MAINTAINING

**BARTLETT FARMS**  
SIGNATURE STANDARDS — TWO STORY HOME

Exhibit A (Version 4)

Items to be installed as stated below.

If substitutions are made, both parties shall approve said item in writing.

EXTERIOR SIGNATURE STANDARDS

Foundation

- 8” poured concrete walls — full concrete foundation basement with bulkhead
- 4” concrete slab

Exterior Walls

- 2x6 wood studs at 16” centers
- CertainTeed MainStreet/CertainTeed Wolverine American Legend vinyl siding with aluminum wrapped trim to be chosen from builder’s line, please refer to your Home Selection Form (Exhibit B).

Roof

- Landmark Roofing Shingles with Limited Lifetime Warranty to be chosen from builder’s line, please refer to your Home Selection Form (Exhibit B).

Doors and Windows

- Therma Tru insulated fiberglass front door
- One or two metal panel garage doors per plan and garage door opener
- Exterior windows with low E glass, tilt in sash and full screens, double hung, grills between glass
- 3½” window casing on front windows. Applied J channel on side and rear windows — no casing.

Garage

- Fire sheetrock to code — garage wall adjoining house only

Insulation

- Exterior wall — Fiberglass batt with poly vapor barrier — per local and state building codes (R21)
- Roof and attic — Fiberglass batt with blown in above — per local and state building codes (R48)
- Basement — Floor joists to be insulated — per local and state building codes (ceiling R30)

Hissong Properties, LLC  
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## Heating and Hot Water

- **STANDARD:** Propane fired hot water heating system with baseboard heat — (1) NTI stainless steel propane wall hung boiler (155 BTU at 90+% efficiency rated) and (1) 40 gallon stainless steel indirect water heater.
  - **OPTIONAL UPGRADE<sup>1</sup>:** Radiant heat in first floor common space (living room, kitchen, dining and office), forced hot water baseboard heat in bedrooms and bathrooms.
  - **OPTIONAL UPGRADE<sup>1</sup>:** Mitsubishi heat pumps/mini-split 4 port multi 36K BTU outdoor condenser system throughout for air conditioning and auxiliary heat (one 15K BTU indoor evaporator head in common space, one 6K BTU indoor evaporator head in each bedroom).
- <sup>1</sup>Upgraded heating and cooling systems are quoted separately and will vary by plan.

## Light Fixtures

- Wall mounted exterior at front and rear entries to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B) — \$1,200 total allowance for all light fixtures (interior and exterior).

## Rear Deck

- 12' x 12' Rear deck with pressure treated framing, composite deck boards and vinyl rails

## Utilities

- Underground electric, cable and phone
- Septic per HHE-200
- Well — Potable water meeting primary conditions per state code.
- Standard water test performed consists of Coliform, E. coli, Nitrate, Iron, Manganese, Sodium, Chloride, Hardness, pH and Arsenic.
- Point of use system at refrigerator and kitchen sink to be installed, if arsenic is found.

## Landscaping

- Up to 100 SQFT standard Holland brand paver hardscape walkway. Pavers to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B).
- Loam and seeded, disturbed areas with maximum 30' perimeter. Buyer is responsible for watering, fertilization and nurturing the growth of the lawn. Buyer is also responsible for any loam/seed washout post closing.
- Two water spigots

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Electric

- 200 amp service
- Circuit breaker panel
- Three (3) exterior weatherproof outlets
- Wired in up to four (4) rooms for cable TV outlets
- Wired in up to four (4) rooms for telephone outlets

Driveway

- Up to 1,400 SQFT paved driveway

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## INTERIOR SIGNATURE STANDARDS

### Interior Walls

- 2x4 wood studs
- Sheetrock with taped seams

### Ceilings

- 8' high
- Flat ceiling

### Interior Doors

- Masonite solid core doors, choice of doors from Builder's Standard Line
- Barn doors (when indicated on a plan) to be selected from Builder's Standard Line — a \$400 allowance per door will apply for the door and hardware

### Interior Trim

- 5 1/2" speed base
- 3 1/4" Winsor door and window trim
- Casing, window sill and apron

### Interior Light Fixtures

- 6 recessed lights included, additional recessed lights can added at an additional cost
- Fanlight in bathrooms
- Kitchen and bath lighting to be chosen from builder's standard line, please refer to your Home Selection Form (Exhibit B) — \$1,200 total allowance for all light fixtures (interior and exterior).

### Kitchen

- Kitchen cabinetry to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B).
- Granite countertops with under mounted stainless steel single sink to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B).
- Kitchen appliances including refrigerator, dishwasher, range and hood<sup>2</sup> to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B) or choose \$3,500 allowance.

<sup>2</sup> Exterior hood venting available at additional cost.

**\*\* NOTE:** There is a \$17,000 TOTAL allowance which covers all of the cabinets, countertops and cabinet hardware in the home. Cabinet and countertop orders exceeding \$17,000 will be considered and charged as an upgrade. \*\*

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## Bathrooms

- Water saving Mansfield toilets
- 5' tub/shower as per plan
- Vanities to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B).
- Granite countertops with under mounted sink.
- Accessories as provided by builder (mirrors excluded). Builder will install mirrors, if provided, prior to closing.

\*\* NOTE: There is a \$17,000 TOTAL allowance which covers all of the cabinets, countertops and cabinet hardware in the home. Cabinet and countertop orders exceeding \$17,000 will be considered and charged as an upgrade. \*\*

## Kitchen & Bathroom Fixtures

- Bathroom faucets, shower controls, towel bars, towel rings, toilet paper holders and kitchen faucet with soap dispenser to be chosen from builder's standard line, please refer to your Home Selection Form (Exhibit B) — \$1,200 total allowance for kitchen and bath fixtures.

## Hardware

- Hardware (door knobs, door stops, etc.) to be chosen from builder's standard line, please refer to your Home Selection Form (Exhibit B).

## Hardwood Flooring

- 3/4" x 2 1/4" red oak or maple in common space (living room, kitchen<sup>3</sup>, dining, mudroom<sup>3</sup>, office and upstairs hall) to be chosen from builder's standard line, please refer to your Home Selection Form (Exhibit B) or choose allowance based on plan.

<sup>3</sup> Kitchen and/or mudroom may be done in choice of ceramic tile from builder's line as an optional upgrade.

## Stairs

- Oak treads on stairs (primary stairs only—not basement stairs).

## Ceramic Tile

- All baths and laundry in ceramic tile to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B) or choose allowance based on plan.

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## Wall-to-Wall Carpeting

- All bedrooms — to be chosen from builder's line, please refer to your Home Selection Form (Exhibit B) or choose allowance based on plan.

## Shelving

- White wire frame in all closets

## Paint

- Two (2) coats washable latex paint (eggshell) on walls and two (2) coats white semi-gloss on trim with two color choices for walls.
- Additional colors are subject to an \$200 up-charge per color.

## Life Safety

- Interconnected smoke detectors
- Carbon monoxide detectors as per plan
- Sprinkler system per local and state building codes
- Radon system piping roughed in — Buyer, at buyer's expense, may test for radon prior to closing. If radon level is above 4.0 pci/L, a full radon mitigation system will be installed including vent and fan by seller, at seller's expense.

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