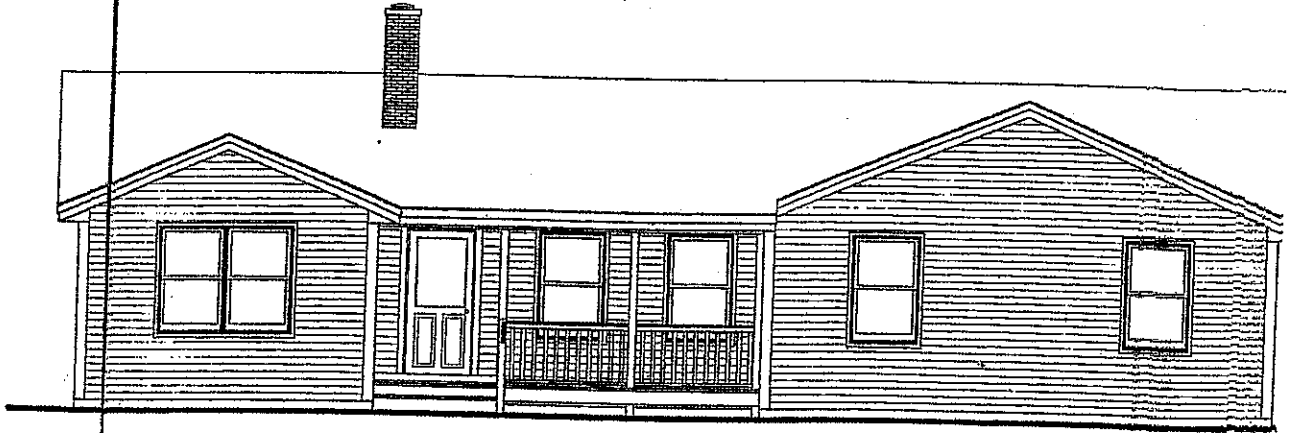
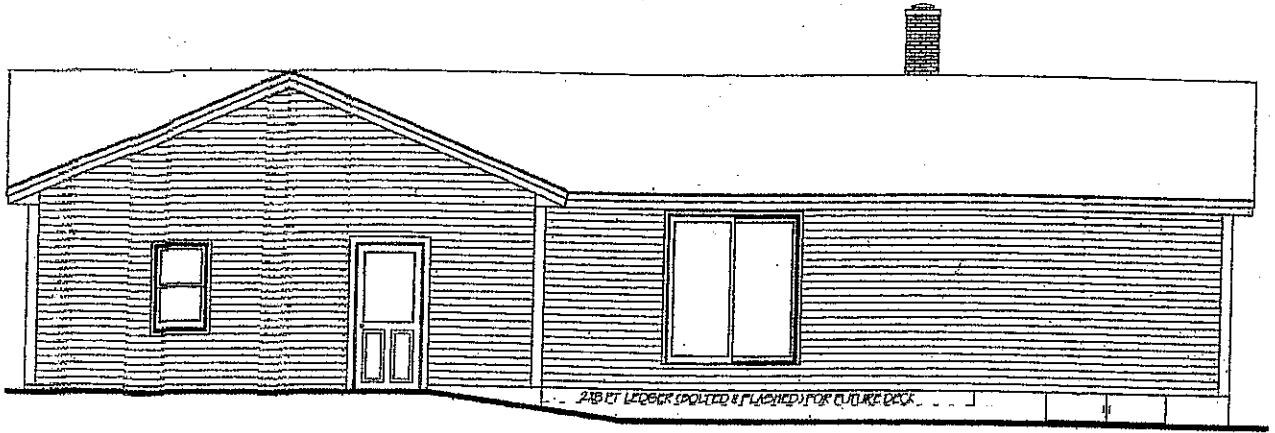


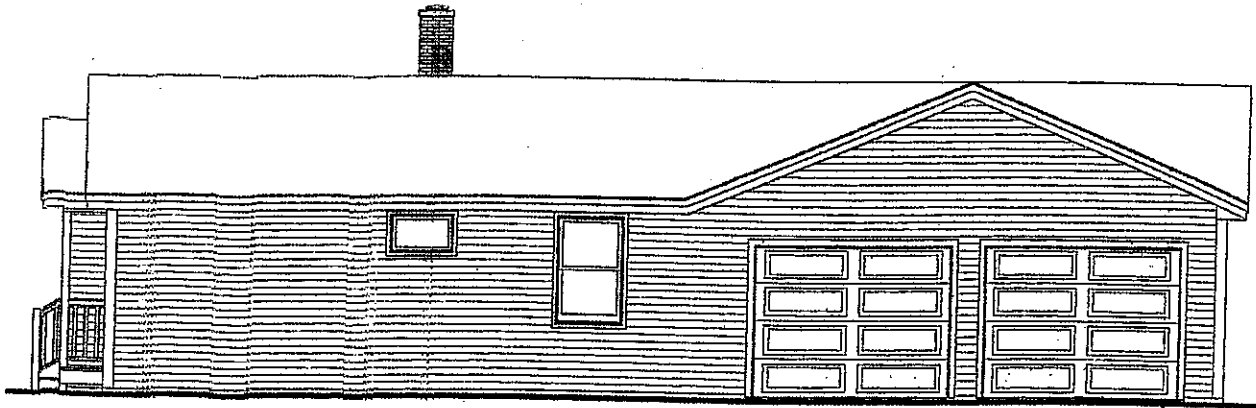
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



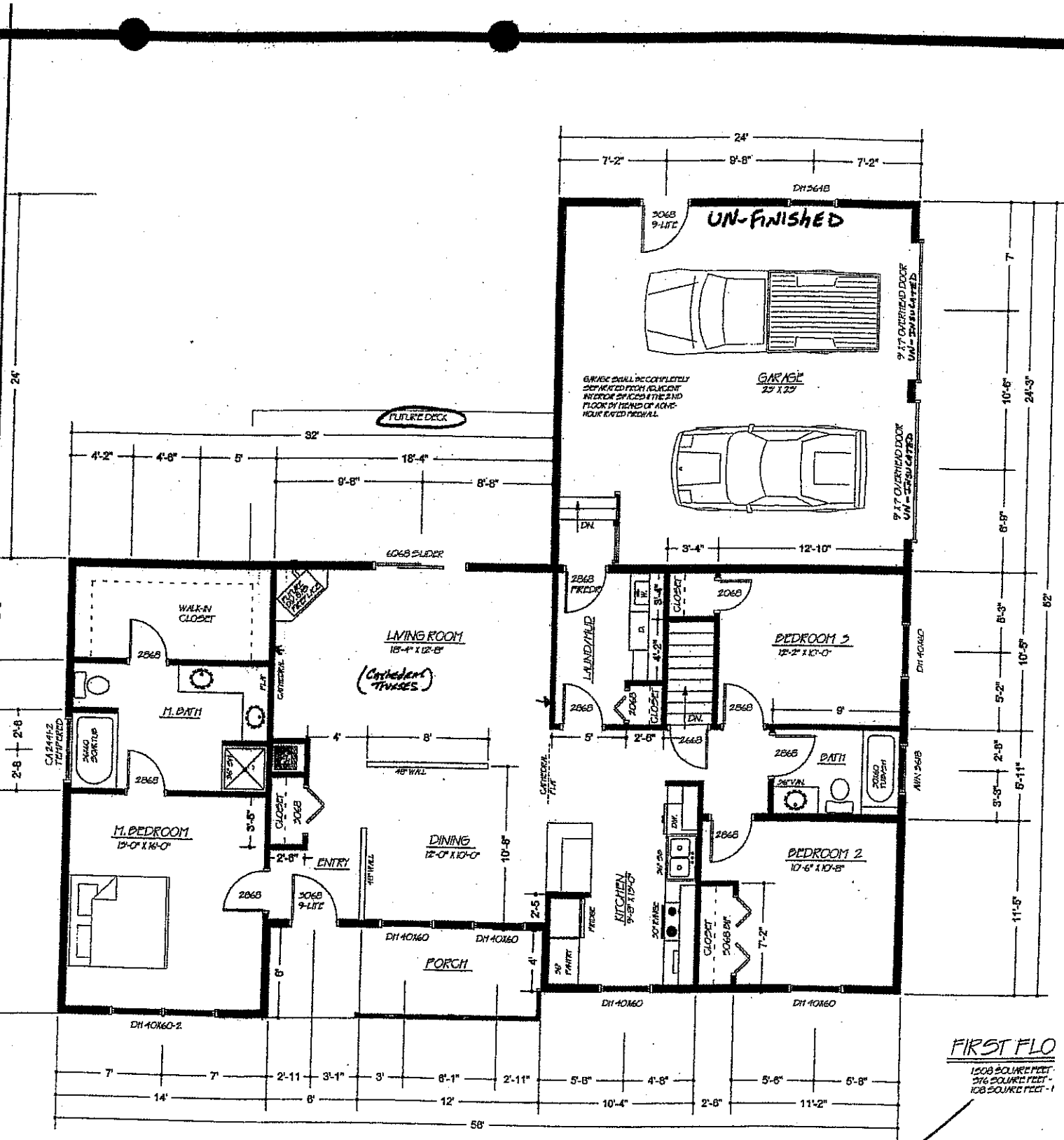
RIGHT ELEVATION

NOTE:
 All drawings, plans, sketches, Etc... are provided to my Clients based upon information provided by the clients in accordance with common building practices and local codes. No One who has worked on this plan is a registered Architect, Engineer or Surveyor all dimensions, and/or specifications are not verified by the Client and/or Contractor before actual construction begins. We cannot be held responsible. We assume no liability for changes and/or revisions made to the plans by Client and/or Contractor. All local & national building codes must be gathered to. A structural Engineer should be consulted prior to construction.



Ranch Spec. House

13579



FIRST FLO
 1508 SQUARE FEET - LIVING SP.
 576 SQUARE FEET - GARAGE
 100 SQUARE FEET - PORCH

FIRST FLOOR PLAN
 1,508 SQ. FT. - LIVING SP.
 576 SQ. FT. - GARAGE
 100 SQ. FT. - PORCH



65 Forest Falls Drive, Suite B, Yarmouth, ME 04096
Office: (207) 846-0085 • Fax: (207) 221-1800
bretteam@brettdavisrealtors.com
www.brettdavisrealtors.com

Ranch Spec. House
(Per print # 13579)

Location: T.B.D.

1,508' sq. ft. (+/-) Ranch style house with 6' x 18' front porch and 24' x 24' attached garage.

Land- T.B.D. (not included)

Lot Clearing- Cut/clear existing trees as needed to place house/garage, driveway, and septic system and remove wood and brush.

Excavation/Site Work- Allowance included to install gravel driveway, excavation and back filling of foundations, installing septic system and installing 30' perimeter of lawn. (NOTE: Allowance only included for excavation/site work. Each lot will need to be evaluated once selected and exact costs can be determined.)

Foundation/Pored Floor- Form and pour 8" x 8' full house foundation with 8" x 4' frost wall garage foundation. Pour 4" concrete reinforced basement and garage floors.

Framing- Frame house and garage with pressure treated and kiln dried lumber 16" o/c. Roof system to be pre-manufactured roof trusses 24" o/c. Sheathe sub-floors and roofs with Advantech sheathing and walls with 7/16" zip wall panels. Porch deck to be framed and decked with pressure treated lumber.

Roofing- Roofing to consist of installation of 30 Year Architectural roof shingles, Ice & Water shield protection, and Ridge ventilation.

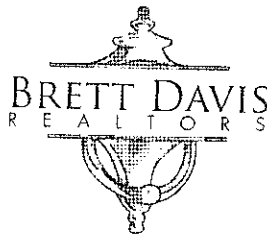
Doors/Windows- Install Paradigm vinyl double-insulated windows, fiberglass/steel insulated exterior doors with Schlage hardware, and steel insulated overhead garage doors with ½ H.P. electric openers.

Siding- Install full coverage dbl. 4" vinyl siding and accessories. Install perforated vinyl soffit panels under eave overhangs and porch ceilings. Cover wood fascia boards with custom bent aluminum coverage.

Interior Framing- Frame interior partitions, stairs, etc. with kiln dried lumber 16" o/c. Strap ceilings 16" o/c to receive drywall.

Electrical- Install 200 AMP electrical service and panel. Install underground electric (up to 210') from pole to house. (NOTE: If overhead service is selected and no new pole is needed, deduct \$1,600.00.) Wire house and garage to code with lighting and outlets. Install interior and exterior light fixtures. Light fixture allowance included, \$1,250.00.

Plumbing- Install plumbing to code to provide internal hot/cold water supply and waste drain lines to septic system. Allowance included for mid-range plumbing fixtures provided by Plumber.



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Heating- Install hot water baseboard zoned heating system through-out house.

Chimney- Build single flue block chimney topped with brick with 8" x 8" flue.

Insulation- Insulate exterior walls and ceilings of house with fiberglass insulation to meet code requirements.
Walls: R-19, Ceilings: R-38.

Drywall- Install ½" sheetrock through-out house and finish with smooth ceilings. Install 5/8" fire code sheetrock on garage/house partition wall and fire tape to meet code requirements.

Interior Painting- Prime walls and ceilings with (1) coat of latex primer. Apply (2) coats of finish latex paint to walls. Paint cost for walls based on (1) color. Apply (2) coats of latex paint to interior trim and doors. **Ceiling paint: Flat. Walls: Eggshell. Trim work/Doors: Semi-gloss.**

Interior Doors/Trim work- Install 6-panel molded solid core masonite interior doors with Schlage hardware. Install 2 ½" pre-primed colonial casings and 3 ½" pre-primed colonial baseboard moldings.

Kitchen Cabinets/Vanities- Allowance included \$ 7,500.00. To include kitchen cabinets, vanities, and post form laminate countertops and hardware.

Flooring- Allowance included \$ 8,500.00. To include all flooring material and installation.

Closet Shelving- Allowance included \$ 750.00. Allowance is for vented vinyl coated shelving.

Explanation of Allowances- Any designated allowances for specific portions of project to work as follows: If allowance designated is exceeded, the Homeowner would be responsible for amount of overrun. If allowance designated is not used completely, the balance can be used towards another allowance area in which there may be an overrun or will be credited back and deducted from total due at closing.

Building, Electrical, Plumbing, Septic, and Occupancy Permits- To be obtained by Building Contractor.

Financing Construction Period- Down payment/earnest money will need to be paid to place building on schedule. Total balance less down payment/earnest money will be due in full within (10) days of occupancy permit being issued by Codes Enforcer.

Exterior Steps- To be pressure treated with square baluster style railings.

Appliances- To be provided by others. Any plumbing and electrical work required for appliances to be provided by Building Contractor and is included in total. Dryer vent to be provided and installed by Building Contractor.

Disposal of Debris- Any debris generated from above described building of house, porch, and attached garage to be disposed of by Building Contractor.



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Temporary Facilities- On-site temporary construction toilet to be provided by Building Contractor during construction period.

Insurance- All Employees employed by Wally J. Staples, Builders, Inc. to have Workers Compensation Insurance on them. General Liability Insurance and Commercial Auto Insurance are also to be in force.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted: Wallace Jay Staples, Builders, Inc.

Date: 11/19/09

Signature: [Handwritten Signature]

Title: President

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date: _____

Signature: _____

Signature: _____