

# WALLY J STAPLES INC BUILDERS

21 Greenwood Rd. Brunswick, Maine 04011~ Phone: 725-7700 Fax: 725-7701  
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## **Colonial Spec. House**

(Per print # 86420)

**Location: Lot #43**

**Bailey Farm Rd. Freeport, ME**

**2,446' sq. ft. (+/-) Colonial with 12' x 14' mudroom, 6' x 36' front porch and 24' x 30' attached garage with 14' x 29' (+/-) finished bonus room above with 10' x 16' attached rear deck.**

**Land-** Lot #43 Bailey Farm Rd. Freeport, ME

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

**Excavation/Site Work-** Install gravel driveway, excavate and back fill foundations, install septic system and install 30' perimeter of lawn. (NOTE: If ledge is discovered and blasting required, there would be an additional cost.)

**Foundation/Poured 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.

**Well-** Install drilled well with steel casing installed down bedrock. Install submersible pump with 5 yr. warranty.

**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 ventionation.

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

**Siding-** Install Hardi cement board clapboard style siding with a factory applied paint finish with 15 yr. warranty. 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. Wire house and garage to code with lighting and outlets. Install interior and exterior light fixtures. Light fixture allowance included, \$1,500.00.

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**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.

**Heating**- Install hot water baseboard zoned heating system through-out house, mudroom and bonus room above garage.

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

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

**Drywall**- Install ½" sheetrock through-out house, mudroom and bonus room above garage 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 (2) colors. 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 3 7/16" pre-primed stafford casings with 4 ½" header and 5 ¼" pre-primed speedbase baseboard moldings.

**Kitchen Cabinets/Vanities**- Allowance included \$ 8,000.00. To include kitchen cabinets, vanities, and post form laminate countertops and hardware.

**Flooring**- Allowance included \$ 12,000.00. To include all flooring and finished stair material and installation.

**Closet Shelving**- Allowance included \$ 850.00. 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.

**Deck**- Frame deck with 2x pressure treated lumber and install Cambara decking and railings.

**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.