

SCHEDULE B: Specifications as of January 29, 2006*

Haystack Highlands, Base Unit

Foundation

Footings: 8" X 16" 3000 psi (minimum) poured concrete
Foundation/frost-walls: 8" 3000 psi (minimum) poured or pre-cast concrete
Basement/garage slabs: 4" 3000 psi (minimum) poured concrete
Reinforcement: per requirements of site/soil conditions
Anchor bolts: ½" X 10" steel
Foundation Damp-proofing: sprayed or applied membrane
Fill: 4" of ¾" to 1" uniform stone (for radon mitigation) over gravel fill compacted at least to 95%
Insulation: extruded polystyrene: 2" thick, located under slab minimum 6' in from inside of frost/foundation wall
Radon mitigation: 4" capped pvc stub in slab for future vent stack, if needed

Carpentry

Framing and sheathing

Sills: 2x6 pressure treated (pt) southern yellow pine (syp) on sill sealer
Joists: 2x10 hem-fir min. 16" o.c. Girders: built up 2x10 on 3½" lally columns
Studs: 2x6 spruce or better (exterior) 24" o.c., 2x4 spruce or better (interior) 16" o.c.
Headers: double or triple 2x10 Rafters: 2x10 hem-fir 24" o.c.
Exposed timbers: 8x8 and 8x10 native softwood
Floor sheathing: ¾" t&g plywood (alt: APA rated osb)
Sheathing: Wall: ½" plywood (alt: APA rated osb); Roof: 5/8" plywood

Porch and deck framing

Posts: 6x6 native pine or hemlock
Joists: 2x10 pt syp 16" o.c.
Rafters: 2x8 hem-fir 24" o.c.

Siding

8" pine channel rustic at base
½x6 Hardiplank
Hardi shingles at top of gables

Exterior trim

Door and window trim, corner boards and banding, and roof trim: 1x4, 1x6, 1x8, 1x10 pine 'Prime Trim' (alt: 'Miratec' composite)
Porch ceilings: 1x6 tongue & groove, #2 or better pine: clear finish
Railings, balusters, newel posts & other exposed porch, deck, and stair components: 'Port Orford' or similar white cedar

Main 1st level Staircase

Closed riser carpeted stair with baluster railing

Decking

'Port Orford' or similar white cedar

Interior trim

Windows & doors: 1x4 hardwood; Baseboard: 1x6 hardwood

Roofing

Shingles: organic asphalt architectural grade shingles with a minimum 30 year warranty.
Underlayment: #15 felt, ice/water shield from eaves to 5' in, 3' either side of valleys
Flashing & drip edge: anodized bronze aluminum.

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Thermal & Moisture Protection

Vapor Retarders: tape and seal all joints and openings;

Infiltration mitigation: caulk/gasket at interfaces;

Ventilation: continuous soffit & ridge vents, 'Proper Vent'

Insulation: fiberglass: exterior walls (min R19), ceilings (min R38) , foundation (min R10)

Fire-stopping: "Fire-safing" at penetrations, 2x lumber at required floor/ceiling assemblies, stair stringers, etc.

Sealants, Caulking, & Seals: paintable silicone or similar

Doors & Windows

Exterior Doors: Fiberglass with foam core and integral weather-stripping;

Sliders: double paned with low-e glass with aluminum-clad exteriors and wood interiors,

Pella Pro-Line Windows: double-paned with low-e glass with aluminum clad exteriors and unpainted wood interiors;

Interior Doors: 6 panel pine w/rabbeted jambs (no split jambs), swing at closets

Door Hardware: Schlage residential grade or equal

Finishes

Walls and ceilings: 5/8" painted gyp. bd. with 3 coat tape finish prepared for paint.

Acoustical Treatment: insulation & soundboard at bathrooms, bedrooms and party walls

Ceramic tile floors in the bathrooms, Cut stone tiles in the entry and Vermont room,

Carpet: living room and bedrooms, Vinyl in the laundry

Hardwood floors with factory finish in kitchen and dining areas.

Painting

Siding: pre-primed and pre-painted, opaque stain or latex paint

Exterior trim railings: 1 coat latex primer, 2 coats latex paint

Interior woodwork: 2 coats polyurethane

Gyp. bd.: 1 coat latex primer, 2 coats latex flat

Steel doors & jambs, painted trim: 1 coat primer, 2 coats latex semi-gloss

Fireplace

Wood burning fireplace insert with glass doors and a fieldstone veneer to mantle

Mechanical

Heating system:

Furnace: direct vent propane, forced hot air system

Domestic hot water: insulated gas fired hot water heater

Plumbing:

Waste pipes/vents: plastic

Fixtures: Kohler (or equivalent)

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Electrical

Service: 200 amp; Wiring: copper throughout to code;
 Receptacles: standard duplex in white;
 Switches: standard toggle in white, dimmer switches for dining room, center island;
 Cover plates: white plastic
 52" Paddle Fan with Variable Control: Great Room
 Indirect Trac Lighting in the Great Room

Ventilation

Kitchen: 200 cfm (non-ducted)
 Bathrooms: 100cfm remotely mounted multi-port exhaust fan, separate switch

Phone system: jacks in every room

Cable TV: jacks in every room

Finish Schedule

| Room | Wall | Floor | Other |
|----------------|-------------|-----------------------------|------------------------------|
| Living Room | Linen Paint | Carpet | Exposed beam ceiling |
| Kitchen/Dining | Linen Paint | Hardwood | Maple cabinets |
| Laundry Room | Linen Paint | Vinyl | |
| Bedrooms | Linen Paint | Carpet (Bran Flakes Berber) | |
| Bathrooms | Linen Paint | Ceramic tile | Tile half wall n Master Bath |
| Hallways | Linen Paint | Carpet (Bran Flakes Berber) | |
| Entry | Linen Paint | Cut Stone (Giallo Antico) | |
| Vermont Room | Linen Paint | Cut Stone (Giallo Antico) | |
| Basement | Unfinished | Cement slab | plumbing stubbed out |

Plumbing Fixtures

Water closets: Kohler (or equivalent), Elongated Bowl, Low Flow in white
 Main Floor Bath: Fiberglass tub with tiled walls, pedestal sink
 Master Bath: Fiberglass shower stall base and tiled walls with glass door, 72"x36" jetted tub,
 Vanity quality to match kitchen cabinets in Toffee,
 Guest Bath: Fiberglass shower stall base and tiled walls with glass door, Vanity quality to
 match kitchen cabinets in Toffee

Countertops

Kitchen and Master Bath: Corian (Color: sandstone) with fabricated sink; Center Island:
 (Imperial Green) Granite;
 Second Floor Guest Bathroom: Cultured stone

Kitchen Cabinets

Kraftmaid Amhearst maple doors in Toffee, basic hardware

Appliances

(Color of all appliances: black) 19 Cu Ft Frost Free Refrigerator, Dishwasher, Ceramic
 Top Oven, Microwave, & Disposal.

Closets will be furnished with wood hanging rod and/or wood shelving.

Pantry & Linen closets furnished with shelves.

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