

SPECIFICATIONS — 4 bedrooms, 1st floor master, 2.5 baths, office, front porch, rear deck and attached 2-car garage.

Heating system:	Energy-efficient gas boiler, on-demand hot water, FHW baseboard and Mitsubishi mini-split (36,000 BTU) with heat pump.
Electric:	200 amp, underground service
Utilities:	Public water supply; public sewer
Roofing:	IKO Architectural shingles, color: Dual Black
Siding:	Certainteed Monogram vinyl siding, color: Sterling Gray
Front porch:	Fiberon composite decking, color: Bungalow
Rear deck:	Fiberon composite decking, color: Bungalow, white vinyl railings
Windows:	Harvey Classic energy-efficient white vinyl windows
Exterior doors:	Jeld-Wen Smooth Pro fiberglass exterior doors
Garage:	Interior – Insulated with drywall & ceiling painted primer white and otherwise unfinished. Overhead door – 16' x 8' Fimbel American Legends, Vanderbilt Traditional 24 clear glass; Legacy 8355 opener.
Interior trim:	Farmhouse style trim with 5-1/2" baseboard; custom finishes: white painted wood closet shelving, shiplap island surround, farmhouse railing
Interior doors:	Masonite 2-panel flat solid core doors
Hardware:	Schlage Bowery door hardware, matte black finish; Century handleset on front door.
Cabinets:	Kitchen and bathroom vanities: shaker-style, flat panel solid maple cabinets with full overlay doors, 1/2" plywood box construction, dovetail drawers, soft close doors; In kitchen, 42-inch upper cabinets with crown to the ceiling; built-in refrigerator cabinet; oversized island with custom surround, pull-out trash. Kitchen cabinets & master vanity color: White; 2 nd bath and island color: Ebony.
Countertops:	White Quartz in kitchen and bathrooms
Flooring:	3-1/4" prefinished natural red oak wood flooring throughout 1 st floor and 2 nd floor including bedrooms; natural red oak stair treads on staircase to 2nd floor; gray tile in baths & laundry.
Kitchen fixtures:	Delta Trinsic bronze pull-down faucet; white apron-front farmhouse sink
Bathroom fixtures:	Kohler comfort-height, elongated toilets with insulated tanks; Half bath: Kohler Memoirs pedestal sink and Signature Hardware chrome widespread faucet. Master bath: Custom shower with white Kohler cast iron base, white subway tile surround and frameless glass door; Signature Hardware brushed nickel widespread faucets; Kohler brushed nickel shower faucet. 2 nd bath: 1-piece white fiberglass tub/shower; Miseno single-handle chrome faucets; Kohler chrome tub faucet.
Gas Fireplace:	Heat N Glo Slimline with Firescreen front; 3-piece Absolute Black granite surround
Lighting:	Builder's Lighting Package
Appliances:	Builder's Appliance Package
Paint color:	Sherwin Williams walls Extra White; trim Extra White

***Any change to specifications alters contract and deposit requirements. Inquire with Broker for more information.*

Changes must be approved by Builder and depend on construction timing, schedules, and whether materials have been purchased. Builder may at any time substitute materials of comparable quality. Materials and specifications may be subject to change without notice.

TRITON CORPORATION

PO BOX 515, WATERBORO, ME 04087

SPEC HOUSE
27 HOLBROOK FARMS WAY

ROOFING

IKO Architectual shingles: Dual Black



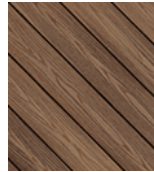
SIDING

Certainteed Monogram: Sterling Gray



PORCH & DECK

Fiberon composite decking: Bungalow with white vinyl railings



EXTERIOR DOORS & WINDOWS

Front door:

Jeld-Wen Smooth Pro fiberglass ¾ view

Back door:

Jeld-Wen Smooth Pro full view

Garage Entry & Cellar door:

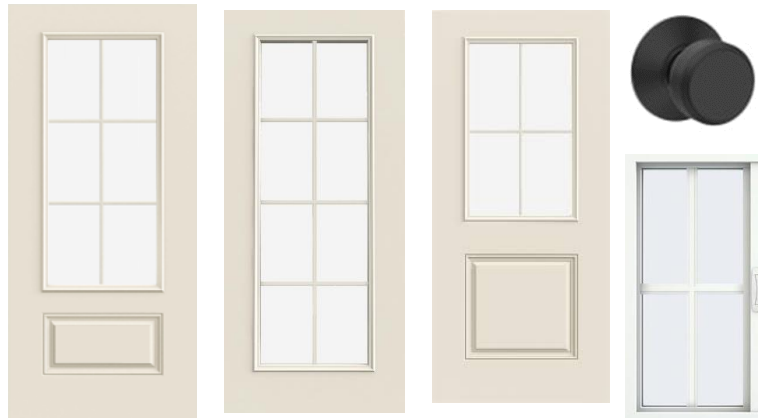
Jeld-Wen Smooth Pro fiberglass, half view

Door Hardware:

Schlage Bowery, matte black hardware

Windows:

Harvey Classic white vinyl, full screens



GARAGE DOOR

16' x 8' Fimbel American Legends, Vanderbilt, Traditional 24 glass, no hardware, Legacy 8355 opener



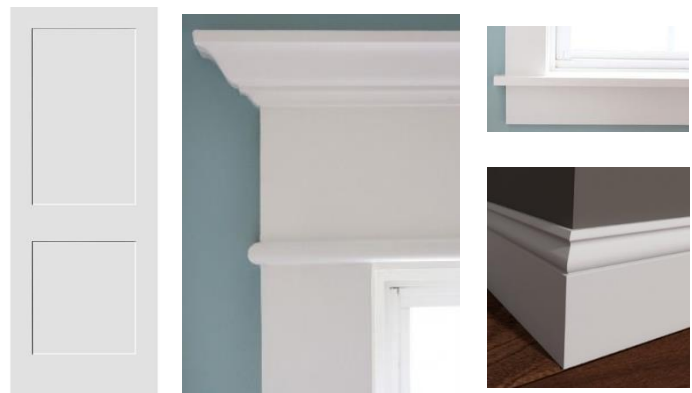
INTERIOR DOORS & TRIM

Interior Doors:

2-Panel Flat Masonite solid doors

Interior Trim:

Farmhouse style trim, windowsills, 5-1/2" baseboard



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SPEC HOUSE
27 HOLBROOK FARMS WAY

FLOORING

TILE master bath, 2nd bath, laundry
12" x 24" gray porcelain tile



WOOD remaining house
3-1/4" Prefinished natural red oak



FIREPLACE & SURROUND

Gas Fireplace:

Heat & Glo Slimline with
Firescreen face front, no hearth
Black Slate 3-piece surround,
White painted mantel



CUSTOM FINISHES

Wood closet shelving
Farmhouse railing; shiplap
Island and fireplace surround.



CABINETS AND COUNTERTOPS

Cabinets: Shaker flat panel

Kitchen cabinets: Bright White

Island: Ebony

Master vanity: Bright White

2nd bath vanity: Ebony

Countertops: White Quartz

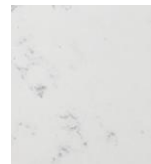
Bright White



Ebony



White Quartz



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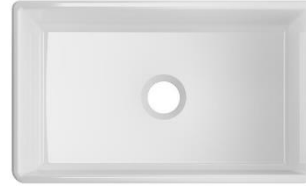
PO BOX 515, WATERBORO, ME 04087

SPEC HOUSE
27 HOLBROOK FARMS WAY

KITCHEN SINK & FAUCET

Delta Trinsic Faucet with Pull-Down Sprayer, champagne bronze

30-in Farmhouse Apron Sink, White



BATHROOMS

Half Bath



Signature Hardware faucet
Finish: chrome

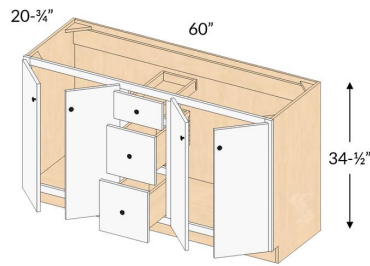


Toilets: Kohler comfort-height, elongated with insulated tanks, white
Sink: Kohler Memoirs pedestal sink, white

Master Bath



Signature Hardware faucet
Kohler shower trim
Finish: brushed nickel

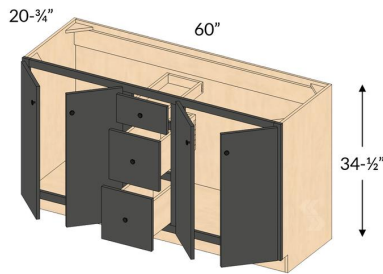


Kohler shower base w/subway tile

2nd Bath



Miseno single-handle faucet
Kohler tub/shower trim
Finish: chrome



All are based on current availability. Triton Corporation reserves the right to substitute products of comparable quality. Features and specifications are subject to change without notice.

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SPEC HOUSE

27 HOLBROOK FARMS WAY

APPLIANCE PACKAGE



GE Profile 4-Door French Door Refrigerator, 27.9 Cu. Ft.
Fingerprint-Resistant Stainless Steel
PVD28BYNFS



GE Profile 2.1 cu ft Over-the-Range Stainless Steel Microwave
PVM9005SJSS











GE Profile 30" Slide-In Front Control Fingerprint Resistant Gas Range
w/No Preheat Air Fry
PGS930YPFS



GE Profile Fingerprint Resistant Top Control Dishwasher
Stainless Steel Interior, Sanitize Cycle and Dry Boost w/Fan Assist
PDT715SYNFS

Contractor will install venting for microwave, water lines for dishwasher & refrigerator, and electrical wiring and interior gas line for gas range. All selections are based on current availability. Triton Corporation reserves the right to substitute any items or features, and specifications can change without notice.

LIGHTING PACKAGE

	<p>52" LED ceiling fans, white (4) bedrooms and (1) living room</p>
	<p>(2) island pendants, antique/black</p>
	<p>1-light semi-flush, black (1) office</p>
	<p>1-light semi-flush, black (3) 1st and 2nd floor hallways</p>
	<p>1-light, antique - (1) above kitchen sink 1-light, black - (2) master bath (above mirrors)</p>
	<p>1-light, black (2) half bath, (2) 2nd floor bath (next to mirrors)</p>
	<p>LED flush mount, white in closets (laundry & walk-in closets for bedroom 2 & 4)</p>
	<p>Exterior farmhouse light, black (2) garage doors, (1) rear slider</p>

Electrical fixtures provided by builder: (12) 4-in recessed LED cans; (5) LED closet light strips; (3) LED 100 CFM bathroom exhaust fan/lights; single-bulb keyless fixtures in unfinished areas (basement and garage) per code. All bedrooms, bonus room, living room and office will be wired for an (optional) ceiling fan/light. All selections are based on current availability. Triton Corporation reserves the right to substitute products of comparable quality for any items not available at the time the order is placed. Features and specifications are subject to change without notice.