



Coastal Pines- Lot 7  
Spectrum Real Estate  
JessieDemersRealtor@gmail.com

Date: February 12, 2025

### **General scope of work / protocols**

➤ **This specification document is for plan #623143DJ. 4,057 finished square footage with 3 car garage.**

- Eco-Pro Construction LLC (Contractor) will supply general contracting services for building a new home on one of the available lots at Coastal Pines Subdivision in Cumberland, owned by Jessie Demers. Pricing and specifications will be refined from this document, based on a final house plan chosen by a new client. Contractor will build the home in accordance with all codes required by the state of Maine and the town of Cumberland. Contractor will provide all materials and labor as listed below in these specifications, unless otherwise noted.
- The contractor will conduct a pre-construction meeting prior to breaking ground to make sure all the details are clear and final, ready for us to start construction. This meeting will review all pages of the specifications document, and the contractor will explain all questions. Not every category has to be picked out before this meeting, but many items can be decided from the sample's builder either provides or takes clients to showroom to get a better understanding in person. The contractor will explain how the financing payments are disbursed, and how each milestone sets the payment in motion. Checks to the contractor are only given after the lender goes to the site to inspect the work that is done. All parties sign off each time there is a draw scheduled to be paid to the contractor.
- These specifications along with the legal contract, make up the contract package, along with the final set of plans. Plans, specifications, and contract are signed on every page. Please, always remember that this home is yours being built and Eco-Pro Construction will always work to accommodate requests. Sometimes, there is a change order needed for the change the clients want to make. Eco-Pro Construction will price out such requests prior to any work being done. Maine law requires both parties to agree on price and scope along with a signed change order that allows the contractor to proceed. All change orders are subject to the contractor fee of 10% profit and 10% overhead.
- Builders Risk Insurance is the responsibility of the clients. Clients need to set up the insurance with their insurance company that will insure the home when job closed.

### **Excavation work**

- The excavation contractor will mobilize all equipment needed to perform his scope of work.
- The excavation contractor will arrange and manage the tree cutting, the perimeter of 35' averaged around the entire lot will be cut. There is a minimum requirement to cut that circumference because of the equipment that needs room to work.
- Excavate footers on virgin soil. If over digging is needed due to soil conditions or hidden organic materials or other materials, the material and labor cost will be added to the contract after the signed change order is completed.
- Removal of ledge or boulders larger than 5 tons is not included in the base contract. Should blasting or hammering the ledge be necessary, a cost will be generated, and a change order written once actual conditions are known.



- Loam and seed will be supplied by the excavation contractor and spread around the 35' average circumference when appropriate. It is the clients' responsibility to keep the lawn watered by setting up a hose with a timer. This happens once the water is available to be used.
- The excavation contractor will figure for a 4-bedroom septic system. At the time of writing this spec sheet, the soils scientist has not been out to design the system. We reserve the right to re-visit the costing of the septic system if the difference in cost is more than what was figured in the lump sum contract.

### **Erosion Control & Rough Grading**

- Place erosion control around site perimeter per code compliance.
- Rough Grade as per site conditions in preparation for house & garage placement. Until a final plan is blessed by the new client, the grades are not necessarily correct assumptions.

### **Foundation Protection & Drains**

- Install 4" drainpipes, inside and outside of foundation with radon loops. All drains are covered with 3/4" stone and run out to a positive outfall where water can drain by gravity, when feasible. Sump pump system is not included in the contract if needed to pump out water in sump pit due to the inability to get pitch on the outfall pipe.
- Separate interior pipe run from basement ceiling to attic for optional future radon system.

### **Concrete Work**

- **Basement wall height is 9'**
- Excavation for foundation is based on a depth of no more than 9 feet. Added excavation required to reach "stable ground" may be an extra expense to Clients. A footing on stable ground will be installed as per plans. The foundation walls, both 8' and 4' frost walls will be installed as per the plans and/or standard construction practices. No daylight walls are included in this contract unless shown on plans or recognized in a Change Order. If added, such walls (concrete, windows, trim, etc.) will be an extra and costed at the time of request.
- Contractor uses 3,500 psi concrete in footers and walls with rebar to code compliance in the walls and footers. Contractor uses 2% polar set liquid versus calcium from a bag. Polar set avoids spawling by a large margin.
- No basement windows will be installed due to the new energy code and the blower door testing requirements prior to closing and occupancy.
- Note: concrete foundations can develop shrinkage cracks of up to 1/4" in width during the curing process. This is normal and not a structural or a warranty item. If shrinkage cracks leak within the one-year warranty period, Contractor will supply interior epoxy injection at contractor expense.
- 6 mil Poly under slab to reduce moisture under slab.

### **Back Filling / Final Grading**

- Clean sandy fill only will be used against walls.
- Stone drip edges to be installed around foundation on the eave sides of home.
- Final grade will be pitched correctly to keep water from flowing back towards home.

### **Loaming, Seeding & Landscaping**



- Loam & Hydroseed disturbed areas within 35' of house. Any Landscaping would need a plan by a landscape designer for special requests. If desired, we will collaborate with landscaper and clients to cost out anything that is requested. **See masonry and hardscape allowance earlier in spec sheet.**
- Seeding is a one-time application. The builder is not responsible for washouts. The clients are responsible for watering and maintaining. It is recommended to hire a lawn service to get the lawn properly nourished based on soil types.

### Driveway & Walkways

- Driveway per final plan layout. Walkthrough with clients prior to excavation work to locate.
- Install 12" - 16" rough base gravel, 2" - 4" screened gravel finish.
- Pavement allowance: This specification document includes an allowance of **\$12,000.00**
- Patio and walkways are not figured in base contract, but builder can facilitate this should the client want to add as a change order the contract. Builders preferred contractors can be hired if needed.

### Concrete Floors

- Basement as shown on plans will have 4+/- inches over the stone, with a pitch to the sump pit area, if applicable. Any garage floor will be 4 +/- inches, pitched from the back of the garage to the front doors.
- *NOTE: (1) Non-structural concrete cracks (less than ¼ inch in floors, and 1/8 inch in walls) are not unusual in concrete foundation walls and floors. These cracks and their appropriate repairs are the responsibility of the homeowner. (2) Cracks greater than ¼ inch in floors, and 1/8 inch in walls, should be looked at for possible surface patching or caulking. This type of repair will be evaluated and performed by the Builder. These repairs should only be made toward the end of the first year of construction, unless Builder is notified of leaking through walls or floors, as to allow for normal stabilizing of the home due to settling.*

**Masonry Work Interior & Exterior Allowance: \$95,000.00** allowance in this category. Eco-Pro Construction will supply the landscaping services to clients.

### Well Water

- **\$20,000.00** allowance: This allowance is for drilling, casing, and pump system. If the well produces enough water, we will offer pricing for a constant pressure system versus the standard ½ HP pump carried in the contract. If the well is deeper than 300', the pump will need to be upsized. IF, clients want to proceed with a constant pressure system, the pump will be upsized anyway. IF NO constant pressure system, the cost to go from ½ HP to ¾ HP is **\$1,150.00**. This cost can be paid from this allowance as long as the well stats are favorable and under the allowance of **\$20,000.00**
- Water testing is the responsibility of the clients, along with any necessary treatment systems based on water quality. Eco-Pro Construction can assist with a referral to a water specialist.

### Framing Details

- Framing as shown on final signed plans. Materials may be substituted if of equal quality due to supply chain issues at times. If a change needs to be made that is not similar, a conversation will be had with the owner prior to said change for approval. This type of change will not have any profit or overhead added to contract cost.
- Framing members will be a minimum grade #2 spruce. Kiln dried.
- All structural members will be checked for ratings by the supplying company.
- 1" XPS Styrofoam sheathing onto the studs directly, with taped seams. Wall sheathing over the Styrofoam.
- 5/8" APA rated sheathing over trusses. ½" APA rated sheathing for rafter roofs at 16" oc.



- ¾" T&G Advantech plywood for subfloor (Glued and ring shank nailed to floor joist).
- 2x6 at 16" on center exterior walls and 2x4 16" on center interior walls. Final framing plan will be followed, or discussion will be had with clients, for builder concerns or suggestions.
- Headers will be per structural spec over exterior doors and windows. Solid LVL headers when necessary.
- Proper flashing tape to be applied around doors and windows as per manufacturer spec.
- Block for all casework, lighting and accessories as needed. Added blocking to be provided in all bathrooms for future grab-bars at toilet, shower, and bathtub walls where applicable.

### **Exterior Door Allowance**

- Exterior door allowance will be **\$25,000.00**
- Allowance for garage door material and installation: **\$12,000.00**. Contractor preferred vendor is Dews Doors.
- No Screen doors figured in contract. This allowance is for material and labor installed by Dews Doors.

### **Windows**

- Matthews Bros. Sanford Hills vinyl series, double pane windows per window schedule, black sash on exterior and white on the interior. Pricing based on **plan #623143DJ from Architectural Designs**. Final details to be discussed in Pre-Construction meetings and adjusted as necessary based on a final plan.
- NOTE: Contractor does not include any window treatments or any allowance towards said items.
- The glass of the windows is Low E glass, and Argonne gas filled.
- Any windows that require tempered glass, we have figured that already in the base contract.

### **Roofing**

- Roofing to be Owens Corning Duration architectural style shingles.
- Contractor installs Ice & Water shield, two layers (6') on the eave side of the roof.
- Synthetic felt will cover the entire roof above the ice and water shield.
- Roofing is nailed, not stapled.

**Siding Allowance until final plan: \$50,000.00 for materials. Labor is part of the base contract.**

### **Gutter Allowance**

- No gutter allowance is figured in the base contract. Gutters can be priced and if desired, a change order can be written.

### **Exterior Steps**

- Granite steps at both front and rear porches.

### **Decks & Porches Per Plan**

- 2 covered porches with composite decking from either TimberTech or Trex. The contractor will show a sample of the included decking in this contract. Upgrades if desired, will be charged at only the difference between contract and chosen upgrade.
- Porch posts will be wrapped with PVC white color is the only option unless the posts are painted, which would be a change order.

### **Plumbing & Hot Water**



- Contract Plumbing: Install a complete residential drainage, vent and hot/cold water system in accordance with all local and state codes. Install piping and fixtures for the kitchen sink with dishwasher hookup, ice maker hook up, and washing machine hook up. First floor powder rooms (2) with a toilet, and lavatory. Master bathroom on the first floor with custom tile shower, two lavatories, and toilet. Washing machine and dryer on the first floor.
- Two Second floor baths with a toilet, tub/shower and lavatories per plan. ***Soaker Tub in drawing would be costed if one is desired. Not in the current base contract.***
- Two outside sillcocks (faucets).
- Hot water - Install a Rinnai RRU199 SENSEI™ RX Series 199 MBH Smart Indoor Condensing Natural Gas/Propane Tankless Water Heater. This includes a gas line internally. All gas hookups and lines run outside is the responsibility of clients chosen gas company. This system is an on-demand system.
- **\$20,000** allowance for fixtures, must be bought through our subcontractor vendors. Ferguson is where all contractor fixtures come from. Our plumber costs out the fixtures at 10% over his cost. This covers the warranties of everything installed by plumbers.
- Dish washer installed.
- Contractor does not recommend using a garbage disposal with septic systems. If one is asked for, then a disclosure will need to be signed holding contractor harmless against future issues or warranty work.
- Shower Door Allowance for master bathroom only in base contract: **\$2,800.00**
- All tiled showers (1) will be framed with a 4.5" curb height. Master shower will be the tiled shower.

### **Heating & Cooling**

- Mitsubishi heat pumps with wall heads, designed by the heating and cooling contractor. Other systems are available. This was chosen for this package.

### **Whole House Air Exchange System**

- The base contract covers a ducted Mini-split system from Mitsubishi. Final details and any costing adjustments will be figured once a final plan is completed.

### **Electrical**

- Electrical Fixture allowance: **\$20,000.00**
- Light fixture allowance is for "razr" ceiling lighting from the electrician as he installs and supplies these for warranty reasons. These recessed lights are costed against allowance at \$125.00 each. Ceiling fixture lights that are not recessed can be re-imbursed to clients if the allowance has enough left from the extra added items. Anything that is not covered by the code compliance, would go against the allowance. A thorough walk through will take place prior to starting the rough-ins.
- **All CMP accounts must be set up by the Clients.** The Builder will connect the power to the home. Any work including extra poles, transformer, or work to bring power to the lot, if necessary, will be done at an extra cost. The Builder has not allowed any fees to be paid to CMP or others if fees are needed to get power to the site. If there is underground service, the Builder will bring in CMP line up to 200 feet. An extra cost of \$29.00 per foot will be charged if the distance is more than 200 feet. If the distance from the transformer to the house requires an upgrade in the wire to be used, the added cost will be charged to the Clients. Unless otherwise provided for here-in, a 200-amp panel will be installed in the home. All work will be done to state and local codes. All electrical wiring will be run for light fixtures, receptacles, switches, and appliances to include electric or gas range, dishwasher, microwave, vent hood, and refrigerator.
- All special fixtures such as dimmers, specialty products, hot tubs, Jacuzzi, USB plugs are considered extra. Standard switches & receptacle outlets are white. There are upgraded switches and outlets



should clients like to price out. This will all be discussed at the walk thru. All entrances to the house will have light fixtures (fixtures by Clients). The builder shall supply and install one doorbell button and one chime kit (if clients want them). Any extra things you want to add during the electrical walk-through, for example, Dimmer switches, USB plug outlets, closet lights, etc. After the electrical walk-thru, the electrician will cost out all extra requests and we will run the extras against the allowance. If enough allowance after everything is tallied, then clients have no added out of pocket expenses. If not, just the difference is paid as a change order.

- Builder will supply and install porcelain fixtures in the basement based on size of basement, two in any garage, one GFI in the basement, two garage GFI locations, and two exterior GFI locations on the house. Builder to install four (5) telephone jacks (only if desired). Added locations may result in an added cost to Clients. Specialty wiring i.e., speakers, CAT 6 wiring, etc. may be installed at an added cost.
- The Clients must do a “walk-through” with the electrical contractor to decide exact numbers and locations of all electrical items.
- The electrical contractor does not connect telephone and cable lines into utility equipment. The electrical contractor will run the feed lines, and the utility companies will make final connections to their equipment.
- Electrical contractors will hang fixtures one time. If a fixture is to be changed after installation, Clients will be charged for time and material. Please see the light allowance section of these specifications for other costs that may apply.
- Landscape lighting or driveway post lighting are not included.
- Telephone wiring and conduct are not included unless client would like to add. VOIP is through the cable company.
- Please make us aware of any other items not shown on the plans, we have not included them.
- Power/internet service providers will need to tie into your services. Contact them to set up accounts during construction. We do not connect any wires or equipment related to internet service or other service providers bringing services to clients.
- The closest lighting is included for walk in closets.
- The whole house surge protector is installed at the panel. This helps correct surges that can happen with electricity.

### **Insulation**

- Exterior walls will be R-21 Dense pack cellulose insulation.
- Flat ceilings will be blown in Cellulose insulation to an R-value of 60.
- Garage ceiling will be insulated in the base contract at R-30 batts. House to garage wall will also get dense pack cellulose.
- Basement blockers and runners will be R-21 Spray foam.

### **Drywall**

- Supply 1/2” Drywall throughout for all areas other than bathrooms which will get moisture resistant board.
- Level 4 Finish on the drywall.
- 5/8” drywall in the garage as needed for code compliance. Note: garage level 1<sup>st</sup> floor will be a tape coat only and a primer will be sprayed. If clients want a finished paint ready garage walls and ceilings, a cost can be generated, and a change order written.



## **Interior Finish**

- Interior trim materials to be primed pine. Window trim, interior door trim, and baseboard trim.
- Door and window casing to be 1x4 square edge primed pine, with a 5/4" x 5" head piece. Baseboard trim to be 1x6 primed pine. There will be a sill at the bottom of all windows made from primed pine.
- The contractor can also do a different trim design. If you would like to know what other choices are, just let the contractor know and it will be compared to what is in our contract. In most cases, clients pay out of pocket for the ceiling fixtures and exterior lights so that the allowance money can be used for added features.
- Interior Doors: All doors are figured as paint grade solid core doors.
- Design to be chosen from vendor stock options.
- All interior doors to be undercut 1/2" minimum.
- Door and frames will have solid rabbeted jambs.
- Interior Built-In allowance: **\$12,000.00.**
- No Crown molding is included in the base contract.

## **Interior Stairs**

- Interior Stairs to the second floor will be either a red oak or white oak treads depending on the flooring choice. The landing of the stairs will be the same species as the treads. The landing will be a strip oak flooring on the landing.
- Stair design per final plan.
- Handrail to be either red oak or white oak if not painted. If painted, handrail will be beech or maple.
- The balusters are 1.5" by 1.5" white painted balusters. Other balusters can be chosen and only the difference in cost will be a change order. If they are the same price, no change order needed.

## **Shelving**

- 3/4" Birch or similar paint grade Plywood shelving with wood edge, with heavy duty chrome rod. (1) in each clothes closet, including coat closets, 4 in pantry and linen closets. Master bedroom shelving can be up to 2 sets of shelves including double hanging. Any built-ins over the \$12,000 allowance would be a change order for requested work, priced and signed before any changes take place.

## **Hardware**

- Interior and Exterior hardware allowance: **\$7,000.00**

## **Cabinets & Countertops**

- **\$100,000.00** material allowance (includes all tops and vanities including installation for countertops). This allowance is just for materials on the cabinets.
- Cabinets are installed by Eco-Pro Construction as part of the base contract and not taken out of the above allowance.
- 2-piece crown molding installation is figured in base pricing around kitchen cabinets, not walls.



### Appliances

- **\$15,000.00** appliance allowance is in the base contract.
- Appliance delivery, protection, and installation provided by client's appliance company. The builder does not set up or install accessories required by appliance manufacturers. We install dishwasher and range hood along with the water hookup for refrigerator. The washer and dryer must also be hooked up by the company supplying the appliances.
- Any gas lines that need to be connected to the stove would be installed by the client's Appliance supplier.
- Note: Installation of specialty moldings, soffits, or cabinet assembly would be an added charge.
- 3 gas lines included inside the house and run to the outside, where propane company will hook up and test. This allowance assumes gas lines for the gas range, gas fireplace, and Rinnai on demand hot water unit.

### Gas Fireplace Allowance

- The contractor will carry an allowance of **\$30,00.00** for gas or woodburning inserts. This allowance would have to cover the fireplace(s), venting it to the outside, and any inside or outside stonework.

### Internal Gas Piping

- (1) gas fired on demand Rinnai in the basement for hot water delivery.
- IF a gas range in kitchen, then a gas line will need to be run. We have included this if clients want a gas range.
- Outside BBQ line: Note: This gas line along with any added external gas lines are paid directly to the natural gas company, as that is in their scope of work. The cost of excavation from house to the regulator on building is figured in base contract.
- All internal gas lines (3) are part of the base costing to the exit point where the natural gas company will hook up their external regulator.

### Interior Painting

- All sheetrock and non-primed wood trim shall be primed with Sherwin Williams Master-hide White Self-Priming Latex Paint or comparable product.
- All voids, seams and nail holes shall be filled with either a latex based caulking or spackling compound.
- All ceilings will receive one coat of Sherwin Williams Flat Finish White paint over the primer or comparable product.
- Latex Paint: Up to **Five wall colors** may be chosen by the homeowner. Added colors beyond the 5 in contract may be selected at an extra cost of \$350.00 per color. Contractor uses Sherwin Williams duration line in a matte finish. This finish allows small area touch ups without the need to paint the entire wall.
- All trim and doors will be painted with Sherwin Williams satin finish latex paint or comparable. One trim color may be chosen.
- All closet areas shall be finished with the same product and color as trim. The master walk-in closet would be the wall color of walls in that room. All other insides of closets are trim color.

### Flooring and Tile Shower(s) Allowance





- **\$110,000.00** material and labor allowance with only contractors preferred vendors.
- Allowance includes all underlayment, shower waterproofing, and any backsplashes, including all materials and labor for said work. Eco-Pro Construction provides all flooring labor and will do labor pricing for chosen flooring materials.
- Tiled showers come out of this allowance including all necessary prep work.

#### **Bathroom Mirrors and Medicine Cabinets:**

- Eco-Pro Construction does not handle mirrors as there is too much liability. We will, however, sub-contract this out to a qualified glass company who also installs their product. Any medicine cabinets would be treated as a time and material project at a labor rate of \$95.00 per hour per man.

#### **Miscellaneous**

- Range hood venting installation included.
- Note: If “make-up” air needs to be introduced into the home based on manufacturer specifications, there will be a charge for running duct work and to wire the inline damper. We won’t know until a unit is chosen.
- Building permit fees included. Electrical and Plumbing Permits are covered by Eco-Pro Construction.
- Town Impact fees vary and change often. The contractor has not included them in your contract. Snow plowing, sanding, and acts of nature are at the client’s expense. If snow totals or drifting snow require the use of outside equipment to keep the site clear and safe, this expense will be borne by the clients.
- **A fire sprinkler system is not included.**
- Bank financing is not included by Eco-Pro Construction, LLC.
- Payments to be to a structured draw schedule, which is based on milestones, which will be in the legal contract and discussed prior to signing contract.

#### **Temporary Services**

- Supplied at contractors’ cost:
- On site dumpster
- Portable toilet
- CMP monthly power bill is paid by Eco-Pro Construction during construction, but the cost of getting power to the site is the responsibility of the owners. We have not accounted for the cost of getting power to the site regarding setting poles or transformer from CMP. A field planner will decide if anything is needed on their end.
- Electric heat or de-humidifier as needed provided by Eco-Pro Construction, LLC.
- Job site sign



## Contract Pricing

Land	Part of package
Building	<b>\$2,595,000.00</b>
Total	<b>\$2,595,000.00</b>

	<u>Signatures</u>	<u>Date</u>
<b>CONTRACTOR</b>	<i>Eric Hallee, Owner / Founder, Eco-Pro Construction</i>	
<b>CLIENT 1</b>		
<b>CLIENT 2</b>		