

REAGAN WOODS AT BERKELEY HEIGHTS

Lillian Court Associates, LLC,*

General Specifications, Inclusions, and Allowances, September, 2011

The following specifications are intended to represent certain minimum construction standards for the Reagan Woods at Berkeley Height's subdivision. As each project and home are unique, these specifications are preliminary and subject to later revision following the completion of any final construction drawings, site plans and market conditions, without notice by builder.

1. GENERAL CONTRACTOR RESPONSIBILITIES

- CHANGE ORDERS
Prior to any deviation from or addition to any specifications or the approved Construction Drawings, the Builder will provide a written change order based on adjustments agreed to by both parties. All change orders shall be initialed by both parties and any charges or credits will be finalized prior to proceeding with the associated work. Payments associated with any and all change orders will be made 100% upon signing.
- INSURANCE
Builder to supply a Builder's Risk policy consistent with the replacement value for the residence under construction which will remain current until the issuance of a certificate of occupancy and final contract closing. Builder to also maintain current General Liability and Worker's Compensation policies as required by the State of New Jersey employer regulations.
- NEW HOME WARRANTY
Builder to supply a New Home Warranty and associated documents as issued and administered by Home Buyers Warranty 2-10. Builder will comply with or exceed all requirements and standards as specified within the New Home Warranty guidelines.
- CODE COMPLIANCE
Residential building construction to comply with the descriptions and specifications of the IRC Uniform Construction Code latest edition. If any contradiction or discrepancy exists between any Construction Codes relating to this project then the 2006 NJIRC interpretation will preside.
- CONSTRUCTION DRAWING INCONSISTENCIES
Builder to notify the Architect and the Owners regarding any inconsistencies, errors, omissions, etc. which are deemed important to the integrity of the project. Unless otherwise agreed to by the Builder and Owner, any significant or material deviations, inconsistencies or manufacturers changes in the plan will be corrected by the builder in the normal course of construction. Builder may upgrade materials or techniques based on availability or application. Any associated credits or charges will be presented in advance by the Builder for written approval by the Owner.
- PERMITS AND FEES
Builder to submit applications and obtain all required permits and pay all fees required by the Township in order to complete the Project. These permits and fees to include Construction Permit, Engineering Inspection Escrow, and Developer Fees.
- UTILITY CONNECTIONS
Builder to provide utility connections to the above referenced building lot and residence inclusive of water, sewer, electric, gas, cable TV. Any fees associated

with the above connections will be the responsibility of the Builder. Builder to supply all temporary electric and heat as necessary for the completion of the project.

- GENERAL MAINTENANCE AND SANITATION
Builder to provide temporary sanitation facilities to insure a clean, safe, and workmanlike project environment.
- INSPECTIONS
The builder will be responsible to prepare for and schedule all required Municipal inspections as required to obtain an unconditional Certificate of Occupancy. Builder to cooperate with all Municipal inspectors in order to comply with all requirements. Builder will also be responsible to cooperate with any bank inspection or inspector as required by the Owner's lender

2. SITEWORK

- ENGINEERING
Builder to provide all required surveys for the construction process including pre construction plot plan, foundation location survey, and final pre Certificate of Occupancy final survey. All required field stakeouts to facilitate the above. Prior to clearing, site preparation, and construction, the plot plan will be reviewed by the Builder and Owner. Any modifications to the site, driveway, and/or house layout shall be addressed and resolved prior to clearing the lot. The approved plot plan will be initialed by both parties. The Builder has the right to make field changes due to conditions encountered on the site.
- SOIL EROSION CONTROL MEASURES AS PER APPROVED SITE PLAN
- DRIVEWAY TRACKING PAD AS PER APPROVED SITE PLAN
- LAND CLEARING
Removal and disposal of all trees specified and marked by Builder and Owner. Limits of tree clearing as determined by location of house, driveway, and yard area as per approved site plan and municipal requirements. Includes stump removal, general raking, and clean up.
Clearing specifications are based on one tree clearing mobilization only. If additional clearing is requested by Owner at a later date then the cost associated with the additional clearing will be the responsibility of the Owner unless the trees are conflicting with the approved site plan i.e.: driveway, dwelling, utilities etc.
- GENERAL EXCAVATION
Builder to supply all machinery and operators required for lot stripping, topsoil stockpiling, foundation excavation, foundation backfill, rough grading, final grading, and topsoil placement. Importing and exporting of any fill material as required to conform to the approved site/grading plan will be the Builder's responsibility. Includes all required excavation and grading for the placement of all required foundation, perimeter, and surface drainage systems described herein. Builder to supply all crushed stone for the project. All finished grades at both landscape and driveway areas to conform with the site/grading plan. Final grades shall be consistent with sound engineering practice. Final topsoil placement will be at minimum depth of 6 inches.
- DRAINAGE
Foundation footing drain to include 12 inches by 18 inches of clean stone surrounding continuous 4 inch rigid perforated schedule 26 sewer and drain pipe. Pipe to be sleeved through the footings at required porch and garage locations to insure footing drainage in those areas. All footing drains to be covered with heavy duty filter fabric and secured prior to proper backfilling. Discharge of the foundation drainage system will be to daylight, if possible at the rear of the lot in a direction and location which will be inconspicuous and not conflict with any future landscaping, swimming pool, etc unless in conflict with approved engineering plan. If not day lighted it will be directed to the sump pump system.
- Roof water drainage (leader drains) will consist of underground pipe connected directly to roof leaders with leader adapters. All underground leader drains will

outlet to drywell or directed as per the approved site plan. The discharge location will be inconspicuous and not conflict with any future landscaping, swimming pool, etc. The leader drain system will include a location for a 4 inch cleanout. Any surface drainage location requiring an inlet and piping will be discussed with the Owner prior to installation. This condition will only apply should surface gravity drainage become impossibility at a particular location.

- DRIVEWAY

Location and size of the driveway to be consistent with that shown on the approved plot plan. Builder and Owner to layout the driveway and garage turnaround area in paint prior to construction of the driveway and in accordance with municipal requirements. The entire perimeter of the driveway and garage turnaround area will be standard black top. Paving will occur after the Builder and paving contractor approve the stability of the driveway surface. Future paving considerations will be the responsibility of the Owner.

3. **STRUCTURAL SPECIFICATIONS AND FINISHES**

- FOUNDATION AND CONCRETE

All masonry work to conform with the approved Construction Drawings and Architectural Specifications and will include:

Twenty two inch by one foot concrete footings reinforced with three # 5 steel rebar's and #5 dowels in "L" into the walls at 36" o/c. Concrete block filled solid every 24" to 36" at rebar points as required by code or block wall is filled solid with concrete on the decision of the Builder. Four inch concrete slabs at basement and garage floors with wire mesh and 6 mil vapor barrier over minimum 4 inches clean crushed stone.

Foundation waterproofing _____ solid surface waffle PVC blanket system. Corners and joints sealed at corners and edges as needed and determined by Builder based on field conditions. Passive radon ventilation system with roof discharge. Builder or Buyer to provide a canister type radon test prior to closing. Any elevated radon levels, if verified, will be remedied by the Builder at an additional cost to the Owner via change order.

PORCHES

Front entry porch to be finished with one inch bluestone pavers laid in mortar over a four inch concrete slab. Perimeter coping and porch treads will be two inch bluestone or Limestone, concrete or veneer as selected. Secondary porches will be finished with same 1" bluestone with copings as described above.

- WALKWAYS

Walkway from front porch to driveway and from garage utility door to driveway turn around area will be broom finished 3500 PSI concrete. Walkways will be four feet in width. Bluestone walkways may be substituted by builder at his discretion.

LUMBER/FRAMING

- All carpentry and framing details shall conform with the approved Construction Drawings and Architectural Specifications and will include:
- Dimensional lumber to be Douglas Fir grade marked material.
- Engineered lumber for girders and floor systems as noted.
- Advantec or 3/4 inch APA rated Fir T & G plywood installed with heavy duty construction adhesive.
- 1/2 inch CDX/OSB wall sheathing
- 1/2 inch CDX roof sheathing

- Primed structural steel beams and columns in basement for future finishing of basement per the plan.
 - CCA pressure treated lumber at all masonry contact points.
- EXTERIOR TRIM

All detailing for as noted on approved construction drawings utilizing Hardie Plank or Certain Teed Lap Siding and Miratec trim or equivalent.
- ROOFING

GAF Timberline Ultra 40 year roofing system throughout installed over 30 pound felt underlayment. Color as selected and approved by Owner. Installation to include 36 inch ice and water shield at all eaves, valleys, and crickets. Metal drip edge at all eaves. Roofing installed with continuous hidden ridge ventilation. Valleys to be woven with matching shingles.
- SKYLIGHTS (Optional)

Velux fixed laminated glass skylights as noted on approved Construction Drawings
- GUTTERS AND LEADERS

Gutters to be seamless 5 inch painted aluminum in color as selected and approved by Owner. Gutters installed with hidden hangers. Matching 3 inch by 4 inch corrugated leaders at locations determined by the roof construction. All leaders connected to the underground drainage system. Installation to include mesh gutter guards.
- WINDOWS AND PATIO DOORS

Andersen Select or 400 or Simonton Series as noted on approved Construction Drawings. Includes all screens. Tempered glass where required. Patio doors as noted to be Andersen. Exterior clad color of windows and patio doors are white unless colors selected by Owner from Andersen standard selections. All hardware for windows and patio doors are standard white unless selected by Owner from Andersen standard selections. All windows, patio doors, and entry doors installed in conjunction with moisture barrier protection by Tyvek or equal and caulking and flashing as necessary to insure a sound, waterproof installation. Basement vinyl awning windows as noted on the approved plans will be Simonton. No screens included for French doors.
- FRONT ENTRY AND SECONDARY ENTRY DOORS

Allowance included to be detailed on Feature Sheet for home and is for the main front entry door unit transom, sidelights and lockset as selected by Owner from Builder supplied or other selection sources. Builder to install. Front entry door allowance is inclusive of any stain finish whether factory finished or field applied. Secondary front entry and garage utility entry doors to be insulated steel half glass door units by Thermatru or equal as selected from Builder supplied samples. Doors to be completely weather-stripped and to include adjustable saddles. Hardware for all entry doors as selected from Schlage collection samples provided by Builder. Secondary entry doors finished with two coats premium exterior paint by Benjamin Moore or equal color as selected and approved.
- GARAGE DOORS AND OPENERS

Three 8 by 7 raised panel insulated steel garage doors inclusive of safety cables and infrared emergency reverse mechanism. Three 1/4 horsepower electronic garage door openers by Powerlift with remote. Garage doors finished in either factory supplied finish color or premium exterior paint finish color as selected and approved by Owner. One entry keypad included location by Owner.
- STONE VENEER OR BRICK

Allowance for 2 1/2 inch cultured stone veneer is quoted per selection on Feature Sheet at approximately \$7 per sq.ft. exclusive of a cap material for half wall selections. Extent of stone veneer or brick as shown on the approved Construction Drawings. Stone veneer installed on vapor barrier in solid mortar

bed with approved wall ties. Builder to coordinate all mechanical or other penetrations through stone veneer.

- EXTERIOR COLUMNS
Decorative columns to be round smooth Tuscan type fiberglass. Columns to be finished with two coats premium exterior paint by Benjamin Moore or equal.
- INTERIOR STAIRS AND RAILINGS
Main stairs to be constructed in oak treads and poplar risers and stringers. Basement stair to be constructed in full yellow pine. Heavy duty disappearing type stairway included for attic access. All non oak stair and railing surfaces to be finished in paint as selected by Owner. Oak surfaces to be sanded and finished with two coats premium polyurethane. Level of polyurethane gloss to be selected and approved by Owner. All open railings figured for 1 3/8 inch standard colonial balusters and matching handrail. Railings to be manufactured in Oak unless Owner specifies paint finish. Balusters to be painted and prefinished. Extent of interior railings to include all balcony areas as shown on the approved Construction Drawings. Circular stair shop drawings will be available for review prior to production if necessary.
- FIREPLACES
Zero clearance prefab gas fireplace direct vent or wood box as selected by Owner. Mantel, marble/slate selection from Builder supplied options. Optional fireplace facing allowance figured at \$1000.00
- REAR DECK OR PATIO
300 square foot deck with CCA pressure treated framing structure. Decking surface to be 5/4 by 6 synthetic TimberTech, Veranda or equivalent, railing system constructed with cedar 2 by 2 balusters, 2 by 4 handrails with routed profile edging, and 4 by 4 end posts with decorative type caps as selected by Owner from Builder supplied selections. One 42 inch wide stairway to finished grade included with matching cedar component. Four foot concrete landing included at bottom of deck stairway. Alternate: Paving stones.
- HVAC
Scope of HVAC work shall conform to the approved Architectural specifications and shall include:
Two zone high efficiency forced air heating/air conditioning system by Reem or Arcoaire as selected by builder. Locations of all supply registers and return grills to be verified and discussed with Owner prior to installation. Basement ductwork layout to be designed with future finish possibilities maximized. All ductwork running through unconditioned space will be thermally insulated to a minimum R value of 6.

HVAC contractor will be responsible for connecting ductwork for bathroom fans, dryer vent, and range hood. Range hood vent cap to be figured as part of the Kitchen cabinetry and appliance allowance.

Two Digital programmable thermostats included.

All manufacturer's model numbers and warranties will be forwarded to the Owner as part of the final project specifications.

- PLUMBING
 - Scope of plumbing work to conform with the approved architectural specifications and shall include:
 - Four inch main sewer gravity drain to sewer system main lateral with cleanouts per code every 75 feet. Sewer discharge line to be Schedule 40 pipe embedded in clean stone with clean stone cover. Municipal inspection of sewer discharge line.

- 1 ¼ inch water service connection from water location. Water line installed in sand and subject to municipal inspection.
 - Interior plumbing to include water service, drainage, venting, and gas pipe for all fixture units shown on approved Construction Drawings.
 - 75 gallon rapid recharge hot water heater.
 - Two frost free hose bib locations as specified by Owner.
 - Water supply for ice maker and instant hot water dispenser.
 - Sump pump
 - Basement plumbing connections and appliances located with future basement finish possibilities maximized (optional).
 - \$8,000.00 plumbing fixture allowance.
 - \$300.00 bathroom accessory allowance.
- ELECTRICAL
 Scope of electrical work to conform with the approved Architectural specifications and shall include:
 - 200 AMP single phase service.
 - Meter location by utility company verified by Owner.
 - Walk through meeting with Electrical contractor and Owner prior to installations.
 - 30 standard IC recessed lights by Halo or equal (White baffle) located by Owner.
 - White switches and receptacles at first and second floor.
 - Nutone QT 110 bath fans at all bathrooms.
 - Installation of Owner supplied interior decorative surface fixtures. Reinforcement as necessary at Foyer, Dining Room, Dinette, and elsewhere if specified.
 - Installation of Owner supplied exterior decorative surface fixtures.
 - Line voltage smoke detectors per Electrical Code.
 - Three chime locations.
 - Telephone, CATV wiring up to 8 locations as selected by Owner.
 - Two exterior builder supplied flood light locations.
- Additional wiring for:
 - Kitchen appliances (one each).
 - All HVAC equipment.
 - Whirlpool, central vacuum, sump pump and security system.
 - Three exterior weatherproof GFI receptacles.
 - Electronic garage door openers.
 - Switched utility lighting at attic, basement utility areas, crawl spaces, etc.
- SECURITY SYSTEM
 - All doors, first floor and basement windows contacted.
 - First and second floor motion detectors.
 - Two keypad control stations.
 - Complete monitoring capability.
 - On site meeting with contractor prior to any installations.
- CENTRAL VACUUM SYSTEM
 High output model by Budd or equal. One outlet included in the basement and one outlet in the garage as well as complete first and second floor coverage.
- INSULATION
 - R 30, 19, 13 as required for framing member sizes.
 - Proper venting at all volume area rafter insulation.
 - Insulation at all plumbing walls and ceilings for sound control.
 - Garage ceiling insulated throughout.

- DRYWALL
 - All drywall installed per UL standards for fire separation ratings. Drywall installed with glue and screws throughout except for perimeter nailing. Cement tile backer board at all tile and marble wall and ceiling locations. Green water resistant drywall at all bathroom walls and ceilings. All drywall joints and fasteners coated and sanded ready for drywall primer and paint. All drywall to be ½ inch except garage which will be 5/8 inch Type X for fire rating. All drywall finishing scrutinized with halogen lighting prior to finish painting and touched up and re sanded as necessary. All drywall and finishing components to be supplied by the same warranted manufacturer.

- PAINT
 - All drywall primed with premium primer/sealer.
 - All walls two coat roll finish with intermittent sanding.
 - All doors and woodwork to receive two coat semi gloss brush finish with intermittent sanding.
 - Standard bone white or off white color throughout.
 - Finish roll coat at garage.
 - All caulking with premium flexible caulking products only.
 - All required touch ups prior to any finish coats.
 - Latex wall flat paint products, colors by Benjamin Moore.
 - Premium semi gloss trim and door paint products by Benjamin Moore.

- FLOORING
 - Hardwood flooring at living room, dining room, family room and study/library and upstairs main hall. All Oak flooring shall be #1 and better common red oak. Dining room or living room installation will include a two piece perimeter walnut border. Hardwood flooring natural finish to include one coat sealer and two coats premium polyurethane. Level of gloss as selected by Owner.
 - Carpeting at all second floor bedrooms figured at \$25.0 per square yard allowance.
 - Marble master bathroom (if selected) figured at \$7.50 per square foot material allowance. Installation to include flooring, shower walls and ceiling, shower seat, whirlpool tub platform, and six inch bullnose marble base at whirlpool platform and floor perimeter. Additional material or labor charges for custom inlays, chair rails, feature strips, or deco patterns, etc. is not figured within the scope of this allowance. Bathroom walls additional.
 - Ceramic tile at kitchen/dinette figured at \$4.00 per square foot material allowance. Rear first floor hall areas, laundry room, powder room, and all secondary bathrooms figured at \$3.50 per square foot allowance. Bathroom allowance to include all trim and deco tiles for shower and tub areas.
 - All ceramic floor tile and marble installed over cement underlayment with steel wire.
 - Ceramic tile backsplash installation at kitchen only included with a material allowance of \$ 4.00 per square foot.

- INTERIOR DOORS AND MILLWORK
 - All interior doors to be 1 3/8 solid core four or six panel smooth masonite prehung units with paint grade jambs. Final door panel profile as

- selected from Builder supplied standard samples and approved by Owner.
 - All window and door casings to be 3 ½ inch beaded colonial type. Profile to be approved by Owner prior to installation.
 - Base moldings to be 5 ½ inch combination colonial type. Profile to be approved by Owner prior to installation.
 - Five and a half inch crown molding at living room, dining room, foyer, and upstairs hall. Two piece chair rail at dining room. Picture frame type 1 5/8 inch molding and one piece chair rail installed in foyer or dining room as selected by owner. All profiles to be approved by Owner prior to installation.
 - All moldings figured as paint grade, MDF and primed white pine free of knots.
- HARDWARE
 - All interior doors handles to be selected from Schlage and standard finishes and knobs. Builder to supply all door stops. Builder to install all Owner supplied bathroom hardware and accessories.
- CABINETRY AND APPLIANCES

\$40,000 Allowance for all cabinetry, cabinet door hardware, countertops, vanity tops appliances and cabinet accessories and installation. This allowance to include kitchen, bathrooms, pantry, and laundry room. Builder to work in conjunction with Owner's contractor(s) of choice to coordinate ordering, delivery, and installation of all cabinets, countertops, and appliances.
- SHOWER DOORS
 - Semi frameless chrome clear glass shower enclosure for shower stalls.
 - No bathtub enclosures figured.
- MIRRORS

¼ inch polished edge 42 inch high mirrors to match the width of each vanity top.
- CLOSET SHELVING

\$3000.00 allowance figured for all closet shelving.
- FINAL CLEANING

Builder to be responsible for all final window, interior, and exterior cleaning prior to occupancy.
- LANDSCAPE

All disturbed areas to be seeded and stabilized prior to occupancy.

**Subject to change by builder without notice.*