

Distinctive Domain at Gregory Lane, Warren

11/17

Specifications: All materials equal to NJ construction code and/or as follows:

Alarm / Security System 1st floor and basement windows & doors

- UL Approved Smoke & Carbon Dioxide Detectors

Appliances at Allowance

Bathroom Shower Doors & Mirrors at Allowance.

- 1/4" Clear Mirrors with Polished Edge
- Frameless Shower Door / Enclosure in Master Bathroom
- Century Centric Semi Frameless in other Bathroom Shower(s) per Plan

Bathroom Accessories (towel bar(s), TP holders, etc. part of Bathroom Mirrors & Doors allowance)

Cabinets & Tops at Allowance

Closets - Selected at Allowance - Laminate Shelving in all Closets and Pantry

Exterior Doors - Front Door at Allowance

- Rear Anderson Slider per Plan

Electric - Underground 200 AMP Service

- Lights / Fixtures - at allowance
- 50 - 6" Recessed Lights throughout house (\$125 for each additional)
- NJ Building Code requirement shall override architectural plan
- (ornate fixtures may require additional charge if time consuming assembly required)

Fireplace - (1) Gas with Marble Surround & Wood Mantel at Allowance

Flooring - Hardwood 1st Floor & 2nd Floors except full Bathrooms

- 3 1/4" X 3/4" #1 Grade Red Oak with Satin / Oil Stain (1 coat of stain & 2 polyurethane)

Foundation – 8' Reinforced Poured Concrete with Waterproof Coating with 10 Year Warrantee

Garage Doors with Openers – Per Plan at Allowance

Gutters & Leaders - Aluminum gutters, spouts

HVAC - 2 systems for 1st and 2nd Floor(s) RUUD Equipment

- 92% Efficiency Furnaces, 13 Seer Air Conditioners
- Programmable Thermostats
- First Floor Humidifier
- Vent all Bathroom Exhaust Fans to Exterior
- Makeup Air in Kitchen

Insulation - Proper Venting

- R 38 X 16 Kraft faced fiberglass batts in flat ceiling
- R 30 X 16 Kraft faced fiberglass batts in 2 X 10 slope ceiling
- R 38 X 16 Kraft faced fiberglass batts in garage ceiling under living area
- R 21 X 15 Kraft faces fiberglass batts in 9' first floor & 8' second floor 2 X 6 exterior walls
- R 13 X 15 Unfaced fiberglass batts to PVC pipes
- R 21 X 16 Unfaced fiberglass batts in first floor band joists
- R 21 X 16 Unfaced fiberglass batts in basement band joist
- Thermafiber & caulk mechanical gaps & penetrations
- R 10 PSK Blanket insulation in unfinished basement storage area walls

Interior Trim & Doors

- Raised Panel Solid Core Interior Doors
- Custom Trimmed Doorway, Foyer, and Dining Room
- 5" Crown Molding on First Floor & Foyer
- 4" Crown Molding on Second Floor
- Custom Built Cubbies in Mud Room
- Schlage Lever Door Sets & Locks

Landscaping – Sod Front with Sprinkles, Seeded Side & Rear Yards

- Paver Front Walkway from Driveway to Door
- Paved Driveway (directly to street)
- Landscaped Front Elevation with Sprinkler System

Miscellaneous

- Pre-Wired Phone & Cable Jacks (5) included in Alarm / Security System Allowance
- Weather Proof Exterior Electric Outlets (1) Front & (1) Rear
- Hose Bibs Front & Rear

Paint - Benjamin Moore - Two Finished Coats

- Sanding, Caulking, as Required
- One Color Walls Throughout
- One Color Trim Throughout
- One Color Ceilings Throughout
(custom colors will require an additional charge)

Plumbing - Drainage / Schedule 40 PVC

- Water Supply "L" Copper
- Garbage Disposal in Kitchen
- 75 Gallon Power Vent Water Heater
- Waterline for Refrigerator Icemaker
- BBQ Gas Line
- Plumbing Fixtures at Allowance

Porches – Front / Bluestone

Roof - 30 Year Dimensional Shingles

- Ice Water Shield
- Ridge Vent(s)

Siding / Exterior Trim

- House Wrap Taped & Sealed
- Fully Flashed Windows
- Hardie Plank Prefinished Siding
- PVC Trim on Windows, Vinyl & Aluminum Rakes & Soffits
- Eldorado Cultured Stone at Front Water Table per Plan

Sheetrock

- 1/2" throughout house
- 1/2" durock around tub and shower areas
- 5/8" party wall to garage
- 1 layer 5/8x on garage walls
- 2 layer 5/8x on garage ceiling
- Screw and nail installation

Stairs - Stained Oak Stairs with Painted Risers

- Stained Railings with Painted Spindles
- Selection of Stairs, Rails & Spindles at Allowance

Tile Material Allowance Based on:

- Standard Shelf & Saddle per Bathroom
- \$8 psf for bathroom floors and walls in tub and shower area
(allowance to be adjusted to actual square footage when measured)
- Kitchen Backsplash at \$1,500 Material & Labor
- Bathroom Tile installation on Wonderboard or equivalent.
- Tile Floor with polyethylene Ditra under mount
- Tile Installation shall be straightforward 90 degree patters. Diagonal patters, borders, inset tiles, roping, etc. may require extra charge for labor.

Windows – Anderson 200 Series Double Hung

Subject to Change without Notice