

METZLER PLACE
BY RICA PROPERTIES, L.L.C

Features and Amenities

1) Footings/Foundations:

- a) Frame & pour footings – concrete 3,500 P.S.I. 12” x 24”.
- b) Install concrete Block Foundation – (crawl space). 12”x8”x16” below grade 8”x8”x16” above grade with Durawall steel web reinforcement.
- c) Install foundation radon mitigating pipes. Provide and place inside and outside perimeter foundation/cellar drain and sump pit.
- d) Waterproof & finish block work.
- e) Pour & finish slab – 4” concrete 3,000 P.S.I. over polyurethane film.

2) Framing:

- a) Framing lumber – Douglas Fir standard or better. Sizes of lumber as per code
- b) Sheathing – ½” OSB exterior walls ½” CDX Roof
- c) Sub Floor – ¾” Tongue & Groove under Layment plywood, glued & nailed.
- d) Ceiling Height 8’ Foot First Floor – 8’ Second Floor and Basement.

3) Roofing:

- a) Roof type: GAF with ridge venting and ice and water shield

4) Windows:

- a) Vinyl - Insulated with screens.

5) Siding:

- a) Vinyl Siding (Optional Upgrade Brick or Stone – extra charge)

6) Exterior Doors:

- a) Front Entrance – Thermatru Steel Insulated
- b) Schlage exterior door knobs
- c) Garage Doors – Steel insulated raised panel
- d) All sliding Doors to be Andersen.

7) Gutters/Leaders:

- a) Seamless aluminum gutters & leaders.

8) Front Entrance Steps:

- a) Limestone treads.
- b) Number of risers determined by grade of lot.

9) Decking:

- a) Wolmanized lumber, 4x4 Porch and steps unless specified on plan.

10) Driveway/Walkways:

- a) Pervious Pavers
- b) Poured concrete walkway from driveway to front entry

11) Landscape:

- a) Seed and Mulch all disturbed areas

12) Plumbing:

- a) Main water line 1" I.D.
- b) Hot & Cold water pipes 3/4" and 1/2" copper per code.
- c) Hot Water Heater – 50 Gal. Gas fired.
- d) Install two (2) exterior frost-free hose bibs, front & rear.
- e) Toilets and Sinks in Bathrooms to be American Standard or equal.

ROOMS	FIXTURE	FAUCETS
Master Bathroom	American Standard Colony Elongated Toilet	
	Double Vanity	Two (2) Moen 4570 Monticello Chrome 8" Spread Faucets
	American Standard Cadet 60x42 Soaking Tub	Moen Monticello Chrome Trim
	Shower Acrylic Base	Moen Posi Temp Shower Valve/Monticello Chrome Trim
Main Bathroom	American Standard Colony Elongated Toilet	
	American Standard Americast Tub	Posi Temp Tub/Shower Valve Chrome Chateau Trim
	Vanity	Moen Chateau Single Lever Faucets 4" Spread.
Powder Room	American Standard Colony Elongated Toilet	
	American Standard Colony Pedestal Sink	Moen Kingsly Minispread 6123 Chrome Faucet

13) H.V.A.C:

- a) Metal galvanized ductwork in basement, insulated ductwork in attic, bathroom & dryer venting to exterior, Cladlite slabs for outdoor condensers.
- b) Two (2) Zone gas fired hot air & air conditioning with 12 seer (92% Basement – 80% Attic)

14) Fireplace:

- a) Optional

15) Insulation:

- a) Pack insulation in all exterior doors & window frames.
- b) Insulate Kraft fiberglass - R13 exterior walls.
- c) Insulate Kraft fiberglass - R19 crawlspace.
- d) Insulate Kraft fiberglass – R30 Ceilings.
- e) Tyvek house wrap.

16) Drywall:

- a) ½” Drywall on all interior walls & ceiling glued & screwed.
- b) 5/8” Drywall on garage walls (fire code) glued & screwed.
- c) Tape, 3 coats spackle & sanding

17) Interior Doors/Trim/Closets:

- a) Interior Doors – smooth face 6 panel masonite with paint grade jams and 2¼” colonial casing.
- b) Base molding 3¼” colonial base throughout.

18) Flooring:

- a) 1 ½ “ Oak Hardwood in Living Room, Dining Room, Kitchen & Dinette
- b) Carpet in all Bedrooms and hall.
- c) Tile in all Bath floors and Laundry.

19) Cabinets, Countertops, Vanities & Mirrors:

- a) Vanities and Cabinets – Aristocraft Oakland Square
- b) Countertops: Laminate in Kitchen, Cultured Marble in Baths.
- c) Appliances: Range, Microwave & Dishwasher GE (Range JGBP33, Microwave JUM1850, Dishwasher GLD 5800L).
- d) All Baths: Mirror over vanities.

20) Stairs/Railings:

- a) Main Staircase – Oak treads and Pine risers with Poplar balusters.
- b) Basement Staircase – all Pine with Handrail.
- c) Attic Staircase – pull down.

21) Electric:

- a) 150 Amp electric service
- b) All wiring, plugs & switches as per N.J. Boca standard and minimum codes.
- c) Smoke Detectors as per code.
- d) Pre wired for TV, Telephones in Kitchen, Family Room and all Bedrooms.
- e) All Electric Fixtures to be selected and supplied by Owner. Contractor will install all fixtures.
- f) Twelve (12) Recessed lighting Fixtures

22) Miscellaneous:

- a) All permits by Contractor.
- b) All engineering by Contractor.
- c) City Sewer.
- d) City Water.
- e) Does not include additional site work or retaining wall
- f) Unused allowances are not subject to refund, rebate & credit.

