

# WASHINGTON MANOR SPECIFICATIONS

CUSTOMER'S NAME: \_\_\_\_\_

LOT/JOB NO: \_\_\_\_\_ TYPE OF HOUSE \_\_\_\_\_

1. FOUNDATION:

FOOTINGS: SIZE – 8” x 20”

FOUNDATION WALLS: 10” POURED CONCRETE

COLUMNS: 4” STEEL

GIRDERS: STEEL

EXTERIOR BASEMENT FINISH:

RUB-R-WALL WATERPROOFING ON WALLS,

EGRESS WINDOW DETERMINED BY LOT GRADING AND FIELD SUPERINTENANT

**NOTE:** MONOLITHICLY POURED CONCRETE BASEMENT WALLS WILL HAVE A TENDANCY TO DEVELOP EXPANSION CRACKS FROM TIME TO TIME. BUILDER WILL INSTALL EXPANSION JOINTS AT THE RECOMMENDED DISTANCES. HOWEVER, CRACKS WILL STILL DEVELOP. THESE CRACKS ARE NOT STRUCTURAL AND ARE UNCONTROLLABLE. IF A CRACK SHOULD DEVELOP IT IS BEYOND THE BUILDERS CONTROL. THEREFORE, IT IS NOT THE BUILDERS' RESPONSIBILITY.

2. FIREPLACE AND CHIMNEY:

(1) FIREPLACES, 36” DIRECT VENT PRE-FAB GAS, AS PER BROCHURE PLANS.

BLACK SLATE SURROUND WITH FLUSH HEARTH

SELECTION OF PAINTED WOOD MANTLES.

3. EXTERIOR WALLS:

FRONT: MANUFACTURED STONE AND SIDING PER PLAN

REAR & SIDES: VINYL SIDING

SHUTTERS: AS PER FRONT ELEVATION (SEE BROCHURE)

COMPOSITE TRIM PACKAGE AS PER FRONT ELEVATION (SEE BROCHURE)

4. INTERIOR WALLS:

ALL INTERIOR WALLS AND CEILING: ½” DRYWALL

9’ HIGH CEILING, 1<sup>ST</sup> FLOOR

8’ HIGH CEILING, 2<sup>ND</sup> FLOOR

9’ HIGH FOUNDATION WALLS

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# WASHINGTON MANOR SPECIFICATIONS

5. CONCRETE WORK:

- 4" CONCRETE GARAGE FLOOR
- 6" PAD AT FRONT DOOR
- 4" CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR

**NOTE: CONCRETE WILL BE INSTALLED IN WORKMANLIKE MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR CRACKING OR IMPERFECTIONS BEYOND HIS CONTROL.**

6. SUB FLOORING:

- MATERIAL: 3/4" TONGUE AND GROOVE ADVANTECH  
GLUED, NAILED AND SCREWED

7. FLOOR FRAMING:

- JOIST MATERIAL: ENGINEERED I-JOIST OR AS REQUIRED BY TOWNSHIP CODE.

8. FINISHED FLOORING:

**CARPET:** LIVING, FAMILY ROOM, STUDY, 2<sup>ND</sup> FLOOR HALL, BEDROOMS, AND CLOSETS.

**CERAMIC TILE:**

- LAUNDRY ROOM – 12"x12" BRIXTON (CHOICE OF COLORS)
- MUD ROOM - BRIXTON (CHOICE OF COLORS) OR HEATHLAND (WHITE ROCK) 12" x 12" CERAMIC TILE  
*5 1/4" Baseboard in both rooms*

**HARDWOOD: (FIELD FINISHED – CHOICE OF COLOR)**

KITCHEN, BREAKFAST AREA, SUN ROOM OR MORNING ROOM (IF APPLICABLE), POWDER ROOM AND FOYER, FIRST FLOOR HALL AND DINING ROOM

9. PARTITION FRAMING: (SPACED 16" ON CENTER)

- STUDS: (MATERIAL): WOOD: HEMLOCK OR FIR
- SIZES: 2" x 6" 1<sup>ST</sup> FLOOR EXTERIOR WALLS
- 2" x 6" 2<sup>ND</sup> FLOOR EXTERIOR WALLS
- 2" x 4" INTERIOR PARTITIONS

10. ROOF SHEATHING:

- SIZE: 1/2" PLYWOOD

11. SHINGLES:

UNDERLAYMENT - #15 FELT PAPER; "LIFETIME" DIMENSIONAL SHINGLES BY GAF

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# WASHINGTON MANOR SPECIFICATIONS

## 12. GUTTERS AND DOWNSPOUTS:

MATERIAL: ALUMINUM

## 13. FLASHING:

MATERIAL: ALUMINUM

## 14. WALL FINISHING:

(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS (OFF WHITE), (1) COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON WOODWORK (OFF WHITE). (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED IN THE FACTORY)

## 15. INTERIOR DOORS AND TRIM:

TRIM: 3 ¼" COLONIAL CASING, 5 ¼" BASEBOARD.

CROWN MOLDING: 1 PIECE CROWN

MOLDING IN LIVING ROOM, DINING ROOM,  
FAMILY ROOM AND POWDER ROOM

CHAIR RAIL: (1) PIECE IN DINING ROOM.

OG PICTURE MOLDING: DINING ROOM UNDER CHAIR RAIL

DOORS: 6'8" HIGH 6 PANEL MASONITE HOLLOW CORE ON FIRST  
AND SECOND FLOOR. - PAINT GRADE.

DOOR HARDWARE: KWIKSET (*Polo Style – SatinNickel finish*)

## 16. SASH AND EXTERIOR DOORS:

WINDOWS: VIWINCO SIGNATURE SERIES VINYL (DOUBLE HUNG)-  
INCLUDES ½ SCREENS. GRILLES INCLUDED ON FRONT,  
SIDES AND REAR – COLOR - WHITE

DOORS: (FRONT) - 6 PANEL SMOOTH FIBERGLASS DOOR AS PER  
PLAN PAINTED

(REAR) – VIWINCO SIGNATURE SERIES VINYL SLIDER –  
INCLUDES SCREEN AS PER PLAN.

## 17. CABINETS: GATEHOUSE CABINETS BY CENTURY KITCHENS SELECTIONS TO BE MADE AT CENTURY KITCHENS (42" High Kitchen Wall Cabinets with Crown Molding)

## 18. COUNTERTOPS

- KITCHEN – CHOOSE FROM BUILDERS SELECTION OF GRANITE
- MASTER BATH – CHOOSE FROM BUILDERS SELECTION OF GRANITE
- HALL BATH OR PRIVATE BATH – CULTURED MARBLE- SELECTIONS TO BE MADE AT CENTURY KITCHENS

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## WASHINGTON MANOR SPECIFICATIONS

19. APPLIANCES – GE (GAS OR ELECTRIC)
- 30” RANGE – STAINLESS STEEL FINISH
  - MICROWAVE – STAINLESS STEEL FINISH
  - DISHWASHER – STAINLESS STEEL FINISH
  - REFRIGERATOR NOT INCLUDED
  - WASHER AND DRYER NOT INCLUDED

20. BATHROOMS AND ACCESSORIES:

**MASTERBATH:** SOAKER TUB (WHITE OR BISCUIT COLOR)  
FIBERGLASS SHOWERPAN BASE OR TILE BASE  
*(Subject to product availability based on shower base size)*  
STERLING WINDHAM by KOHLER ELONGATED  
TOILET- (WHITE OR BISCUIT COLOR)  
SINK- KOHLER CAXTON UNDERMOUNT SINKS  
*(Choice of White or Biscuit)*  
FLAT MIRROR ON WALL ABOVE VANITY  
MOEN KINGSLEY CHROME SHOWER HEAD,  
TUB SPOUT AND FAUCETS  
FRAMED SHOWER DOOR WITH CHROME TRIM

**HALL BATH / PRIVATE BATH (S):** BOOTZ STYLE TUB OR  
FIBERGLASS SHOWER BASE AS PER PLAN  
STERLING WINDHAM by KOHLER ROUND FRONT  
TOILET- (WHITE OR BISCUIT COLOR)  
FLAT MIRROR ON WALL ABOVE VANITY  
MOEN CHATEAU CHROME *(Lever Style)* SHOWER AND  
TUB SPOUT  
MOEN CHATEAU CHROME *(Lever Style)* FAUCETS  
CHROME SHOWER CURTAIN ROD

**POWDER ROOM:** STERLING SACRAMENTO by KOHLER PEDESTAL  
SINK - (WHITE OR BISCUIT COLOR)  
STERLING WINDHAM by KOHLER ROUND FRONT  
TOILET- (WHITE OR BISCUIT COLOR)  
OVAL MIRROR ON WALL ABOVE SINK  
MOEN CHATEAU CROME *(Lever Style)* FAUCET

*TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED*

**KITCHEN:** MOEN CAMERIST CHROME FAUCET

## WASHINGTON MANOR SPECIFICATIONS

### 21. STAIRS:

**BASEMENT:** YELLOW PINE WITH PINE HAND RAIL-UNFINISHED  
**MAIN:** OAK TREADS STAINED AND PINE RISERS PAINTED,  
OAK HANDRAIL STAINED AND POPLAR PAINTED  
SPINDLES ON MAIN LEVEL – ALL OVERLOOKS FROM  
SECOND LEVEL ARE ½ WALLS W/ PAINTED WOOD CAP  
**REAR:** YELLOW PINE CARPETED WITH OAK HANDRAIL  
STAINED AND POPLAR PAINTED SPINDLES.

### 22. CERAMIC TILE (BATHROOMS):

**HALL BATHS / PRIVATE BATH (S):** 6” x 6” CERAMIC TILE, MATTE ON  
FLOORS AND GLOSS ON TUB WALLS TO 6’ HEIGHT (*Choice of Colors*)

**MASTER BATH:** BRIXTON (CHOICE OF COLORS), HEATHLAND  
(WHITE ROCK) OR SKYBRIDGE - 12” x 12” CERAMIC TILE ON FLOORS  
AND 9” x 12” CERAMIC TILE ON TUB DECK AND SHOWER WALLS TO  
6’ HEIGHT (*Note: Skybridge Tile is 12” x 12” Floor and 10” x 14” Tub &  
Shower*)

### 23. HEATING:

1 ZONE (95%) OR 2 ZONE GAS HEAT WITH CENTRAL AIR SYSTEM  
ENGINEERED BY YORK. IF APPLICABLE, THE SECOND ZONE MAY BE  
BUILT AS A HONEYWELL ZONE DAMPER SYSTEM OR AN ADDITIONAL  
80% SYSTEM INSTALLED IN THE ATTIC, AND IS SUBJECT TO CHANGE  
BASED ON HOUSE STYLE AND TOWNSHIP CODES. ONE  
PROGRAMMABLE THERMOSTAT IS INCLUDED ON THE FIRST FLOOR

### 24. FIRE SUPPRESSION SYSTEM PER CODE – FIRST FLOOR & SECOND FLOOR

### 25. ELECTRICAL WORK:

STANDARD BUILDERS LIGHTING PACKAGE  
200 AMP SERVICE  
SWITCHES AND RECEPTACLES BY TOWNSHIP CODE  
CIRCUIT BREAKERS  
ELECTRIC DRYER OUTLET (DRYER & CONNECTION BY BUYER)  
(6) RECESSED LIGHTS IN KITCHEN  
(3) CABLE JACKS; (3) TELEPHONE JACKS  
BASIC SECURITY SYSTEM: INCLUDES (1) BASEMENT MOTION  
DETECTOR, 1<sup>ST</sup> FLOOR DOORS, (1) MOTION  
DETECTOR, & (1) KEYPAD.  
\*\*\*ANY ADDITIONAL ELECTRICAL OUTLETS OR LINES MUST BE  
DISCUSSED WITH ELECTRICIAN OR SECURITY CONTRACTOR AT THE  
SITE.

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# WASHINGTON MANOR SPECIFICATIONS

## 26. INSULATION:

MATERIAL: (FIBERGLASS) 6 ¼” BATT INSULATION (R-19) IN EXTERIOR WALLS, FOAM AND CAULK PACKAGE AT EXTERIOR PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC, R-11 FSK INSULATION 4’ DOWN FROM TOP OF FOUNDATION WALLS IN BASEMENT, SOUND INSULATE BATHROOM AND LAUNDRY ROOM WALLS (WHERE POSSIBLE). INSULATED GARAGE WITH R-19 IN WALLS AND R-30 IN CEILING WHEN COMMON WITH LIVING SPACE. MATERIALS SUBJECT TO CHANGE BASED ON CODE REGULATIONS AT BUILDER’S DISCRETION.

## 27. GARAGE:

TWO CAR FRONT ENTRY SINGLE 16 FT. WIDE GARAGE DOOR STANDARD.

CLOPAY GARAGE DOOR–COACHMAN 4 PANEL INSULATED DOOR W/ SQ24 GLASS WINDOW PANES W/ GARAGE DOOR OPENER & KEYPAD

## 28. PLUMBING:

ALL SUPPLY TUBING AND PVC DRAIN LINES TO MEET TOWNSHIP CODE

KITCHEN SINK (7” DEEP UNDERMOUNT STAINLESS STEEL)

BADGER ONE GARBAGE DISPOSAL 1/3 H.P.

(2) FROSTFREE FAUCETS WILL BE PROVIDED.

SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN ACCORDANCE WITH TOWNSHIP

SUMP PUMP

HOT WATER HEATER IS A 50 GALLON GAS HIGH EFFICIENCY

LAUNDRY/UTILITY TUB IS EXCLUDED

ICE MAKER LINE IS INCLUDED (CONNECTION TO BE PROVIDED BY BUYER)

## 29. GRADING & LANDSCAPING:

LANDSCAPING PACKAGE AND SITE TREES PER TOWNSHIP

APPROVED PLAN. TREES AND SHRUBS SUBJECT TO CHANGE BASED ON AVAILABILITY. NO GUARANTEE FOR PLANTINGS.

DISTURBED AREAS OF LOTS WILL BE RAKED AND SEEDED ONE TIME ONLY. IF WORK CANNOT BE DONE IN ANY WOODED AREAS OR AMONG TREES IN WHICH EQUIPMENT CAN’T OPERATE, THE AREA WILL BE LEFT NATURAL. BUILDER WILL NOT BE RESPONSIBLE FOR DRY WEATHER OR RAINS THAT HINDER THE GROWTH OF THE LAWN, SHRUBS AND TREES. HAULING IN OR OUT OF SOIL OR FILL IS NOT INCLUDED IN THIS CONTRACT. FINAL GRADING AND SEEDING MAY BE COMPLETED AT A LATER DATE FOR HOMES THAT ARE

# WASHINGTON MANOR SPECIFICATIONS

SETTLING BETWEEN OCTOBER 15<sup>TH</sup> AND MAY 15<sup>TH</sup>. THESE HOMES WILL BE COMPLETED AFTER MAY 15<sup>TH</sup> OR AS SOON AS WEATHER PERMITS.

30. CLOSET SHELVING: VENTILATED VINYL

31. DRIVEWAY:

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (100) SQUARE YARDS ALLOWANCE - 2 CAR GARAGE

32. RADON:

PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE HOUSE. VENTILATION PIPE INSTALLED THRU THE HOUSE TO ATTIC. VENTILATION SYSTEM AND ROOF PENETRATION NOT INCLUDED.

33. A 10% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTION

34. IF THE NECESSARY PREPARATORY WORK IS NOT PART OF THE AGREEMENT OF SALE, BUILDER TAKES NO RESPONSIBILITY FOR FUTURE WORK BUYER MAY WANT TO DO IN REGARDS TO A FINISHED BASEMENT. BUYER MUST SPECIFY THAT THERE ARE PLANS FOR A FINISHED BASEMENT DURING THE DESIGN PROCESS IN WRITING.

## DISCLOSURES

BUILDER RESERVES THE RIGHT TO AN ESCALATION OF THE BASE SALE PRICE SHOULD ADDITIONAL DEVELOPMENT AND CONSTRUCTION EXPENSES BE INCCURED, PRIOR TO AND DURING CONSTRUCTION OF CUSTOM HOME. IN THE EVENT THE ESCALATION IS DEEMED NECESSARY, BUYER WILL BE NOTIFIED IN WRITING OF SAID ESCALATION, AND WILL HAVE SEVEN (7) DAYS TO ACCEPT THE INCREASE. SHOULD THE INCREASE NOT BE ACCEPTED, BUYER MAY DECLARE THE AGREEMENT OF SALE NULL AND VOID, AT WHICH TIME DEPOSIT MONIES WILL BE RETURNED WITH NO LIABILITY TO EITHER PARTY.

IN SOME MODELS, CROWN MOLDING, CHAIR RAIL AND HARDWOOD FLOORING LOCATIONS MAY BE INSTALLED IN A DIFFERENT LOCATION

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# WASHINGTON MANOR SPECIFICATIONS

WHEN SLOPED CEILINGS OR WHEN NO CLEAR ROOM BREAK LOCATION CAN BE ESTABLISHED – SEE BUILDERS REPRESENTATIVE FOR SPECIFIC DETAILS SETTLEMENT DATE STATED IN AGREEMENT OF SALE IS ESTIMATED. BUILDER WILL MAKE EVERY EFFORT TO ACHIEVE THIS DATE, HOWEVER THERE IS ABSOLUTELY NO GUARANTEE. A FINAL SETTLEMENT DATE WILL BE GIVEN AT THE COMPLETION OF INTERIOR TRIM ASSUMING ALL SELECTIONS HAVE BEEN MADE BY THE BUYER AND ALL PAYMENTS FOR OPTIONS HAVE BEEN RECEIVED BY THE BUILDER.

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**BUYER**

\_\_\_\_\_  
**DATE**

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**BUYER**

\_\_\_\_\_  
**DATE**