



FEATHERTON CROSSING
FORINO COMPANY SPECIFICATIONS

EXHIBIT "B"

11/25/11

FOUNDATION

8 X 20 concrete footer
Anchor bolts
Concrete basement floor w/stone base & vapor barrier
Concrete stoop
Poured foundation walls (8") except Bi-levels, depending on grade, no stucco on exposed foundation
Clear foundation sealant
No Patio, Deck, or Steps
Block foundation w/slab (slab units only)
Basement egress window opening except bi-levels

FRAMING

2" x 10" floor joists - 2nd floor - 16" centers
2" x 10" floor joists - 16" centers - 1st floor
Engineered floor joists where necessary
2" x 6" exterior stud walls - 16" center
2" x 4" interior stud walls- 16" center
Truss roofing - 2' centers (where applicable)
House Wrap System (whole house with taped window flashings)
½" strand board roof sheathing
½" foam sheathing or ½" OSB where necessary
½" sheathing on garage
All sub flooring is glued
Metal wind bracing

ROOFING

Ridge vent- main roof
15 lb. felt paper
30 yr. self-sealing architectural shingles
Fully flashed
Ice and water guard

EXTERIOR

Vinyl siding side and rear
Aluminum soffit & fascia (white)
Aluminum gutters & downspouts (white)
Smooth fiberglass front entry door (white)
Steel entry all other exterior doors (white)
Paneled shutters, front only per plan

DOORS & WINDOWS (MAINTENANCE FREE)

Single hung windows w/grills & ½ screens - no casing
Vinyl slider- Screens not included

PLUMBING

One -piece fiberglass tub
PVC drain lines
Front & rear frost-free spigot shut - off valve for all fixtures
Sump pump or daylight drain
Pex piping & Manablock or similar interior water lines

INSULATION

Minimum R-19 all exterior walls above foundation finished areas only per 2009 IRC
Minimum R-38 blown-in ceiling insulation
R11 basement wall insulation

INTERIOR WALLS & CEILINGS

½" drywall/ completely finished
Drywall screwed, nailed and glued
Garage warm walls insulated and drywall (no paint) unless local municipal code requires drywall only on cold walls (no paint)

INTERIOR TRIM & DOORS

Paint grade trim
6 panel masonite doors
Standard trim package
Standard baseboard
Steel fire door between garage & house
Peep hole in front door
Wood railings at steps with painted spindles,
Standard stained handrail, painted caps

FLOOR COVERINGS

Entry foyer tile
Laundry, kitchen & baths - vinyl
Wall to wall carpeting in all other rooms

KITCHEN AND VANITY

Gas range - white
Formica top - 4" back splash (choice of colors)
Dishwasher - white
Single-bowl stainless steel kitchen sink
Marbleized molded vanity top
Pedestal sinks in all powder rooms

HEATING

40 gallon gas water heater
(50 gallon in homes with Super Bath)

92% direct vent heat with central air

ELECTRIC

Doorbell
200 amp service
Meets or exceeds National Underwriters Code
Front and rear outside receptacles

All permanent light fixtures included
Recessed light in soffit or flush mount ceiling light
over kit. sink
Hot switch in all rooms without fixtures
3 cable tv prewires
2 telephone prewires

Brass lights – exterior
Smoke detectors- hardwired/battery back-up
(one smoke detector on each floor and each
bedroom)
Carbon monoxide detectors on each floor containing
a bedroom area
Electric washer hook-up
Gas dryer hook-up with vent
Fans in all baths
High efficiency light bulbs (as needed) per 2009
IRC

OTHER

All exterior railings at steps determined by grade &
Builder
Radon prep – pipe with cap in basement
All lots graded and seeded in disturbed areas only

Single coat ID3 driveway

**NOTE: BUILDER RESERVES THE
RIGHT TO SUBSTITUTE
MATERIAL OF EQUAL OR BETTER
QUALITY AT HIS SOLE DISCRETION.**

**NOTE: DEED RESTRICTIONS DO APPLY.
CALL OFFICE FOR DETAILS.**

BUYER: _____
DATE: _____

BUYER: _____
DATE: _____

SELLER: _____
DATE: _____

FORINO CO., ANTHONY FORINO, GENERAL
PARTNER

**NOTE: SPECIFICATIONS ARE FOR NEW BUILDS ONLY. CALL OFFICE FOR SPECIFIC
SPECIFICATIONS FOR SPECIFIC SPEC HOME.**

****Homeowner’s association - \$250 initiation fee at time of any transfer plus single home monthly fee of \$50 covers
improved areas of open space. (NOTE: \$50 per month single home association fee will not be collected before there
are 50 sales.)**

****Any and all costs involved in a change in specifications or new changes enforced by the township, borough or other
governing body before obtaining a permit for said lot, will be the responsibility of buyer for that lot. Costs may vary.**

**** Open space is subject to municipal discretion and may be developed in the future into, but not limited to,
playgrounds, walking trails, tennis courts, etc. Please call our office for details.**

**No above ground pools; no commercial vehicles, motor homes, trailers not garaged, no on-street parking on
Waterfowl Way. Street and buffer trees to be planted per subdivision plan.**

****One family use only; no inoperable vehicles not garaged; maximum two (2) domestic pets; maximum one (1) TV
satellite dish no more than 39” diameter.**