



**STONEHEDGE I & STONEHEDGE II**  
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)  
1/2" strand board roof sheathing  
1/2" foam sheathing or 1/2" OSB where necessary  
1/2" 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  
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 & 1/2 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  
Lots 127 – 144 include low pressure sewer pump  
  
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**

1/2" 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

Passive system for radon

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.**

**RESTRICTIONS DO APPLY. CALL OFFICE FOR DETAILS.**

BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_

DATE: \_\_\_\_\_

FORINO CO., ANTHONY FORINO, GENERAL PARTNER

**\*\*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 large commercial vehicles, motor homes, trailers, unless garaged. No unlicensed or inoperative vehicles over 30 day not garaged. No above ground pool, no commercial signs (other than real estate for sale/rent), max. 3 domestic pets per home.**

**Parking prohibited on either side of West Pine St., West Reeser St. and Dylan Dr.**

**Parking permitted on both sides of Belfair Drive.**

**Homeowners Association projected to be \$95/yr to maintain common areas/rec area.**

**Homeowners Association for Stonehedge I & II are separate, but share all facilities.**