



WILLOW GLEN

EXHIBIT "B"

8/5/2020

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
Basement egress window (except bi-levels)

FRAMING

Second floor - 2" x 10" floor joists - 16" centers
First Floor - 2" x 10" floor joists - 16" centers
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)
7/16" OSB roof sheathing
1/2" foam sheathing or 7/16" OSB where necessary
7/16" OSB on garage or 1/2" foam per plan
All sub flooring is nailed and glued
3/4" OSB tongue and groove subflooring
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 and soffit
Aluminum fascia
Aluminum gutters and downspouts
Smooth fiberglass front entry door
All other exterior doors steel
Paneled shutters - front only per plan

PLUMBING

One - piece fiberglass tub
PVC drain lines
Front and rear frost-free spigot
Shut - off valve for all fixtures
Sump pump or daylight drain
Pex piping & Manablock or similar interior water lines
Soaker tub included in models with super bath

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
Insulated ductwork – HVAC trunk line only

INTERIOR WALLS & CEILINGS

1/2" drywall with completely finished rounded corners
Drywall screwed, nailed and glued

GARAGE

Cold walls not insulated
Drywall & paint in garage
Insulate warm walls only

INTERIOR TRIM & DOORS

Paint grade trim
6 panel Masonite doors
Standard 2 color paint package
Standard baseboard - 5 1/4" first floor
Steel fire door between garage and house
Wood railings at steps with painted spindles
Standard stained handrail and painted caps
Cased opening at all closet slider doors

FLOOR COVERINGS

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

KITCHEN AND VANITY

Gas range – black, white or stainless steel
Formica top - 4" back splash (choice of colors)
Dishwasher – black, white or stainless steel
Single-bowl stainless steel kitchen sink
Marbleized molded vanity top
Pedestal sinks in all powder rooms
Range hood (non-vented)

DOORS & WINDOWS (MAINTENANCE FREE)

Single hung windows w/grills & 1/2 screens - no casing
Vinyl slider - Screens optional

HEATING

92% direct vent gas heat with central air
40 gallon direct vent gas water heater (50 gallon in homes with Super Bath)

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ELECTRIC

Doorbell
200 amp service
Meets or exceeds National Underwriters Code
Front and rear outside receptacles
All permanent light fixtures included
Recessed light over sink in homes with soffit
Pendant light over sink in homes without soffit
Hot switch in all rooms without fixtures
Total 5 Prewires – with blank plate
Choice of phone or cable
Bronze or black lights – exterior
Smoke detectors - hardwired/battery back-up
(one smoke detector pdf floor and pdf bedroom)
Carbon monoxide detectors – one 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
Small Globe light at top of basement steps
Blank plates at all TV outlets

OTHER

Passive system for radon
All exterior railings and steps determined by grade
and by Builder
All lots graded and seeded in disturbed areas only
Concrete driveway
Lots 68, 268 to 272 must have side entry garages with
rear driveways.
Lots 127-144 include low pressure sump pump

**HOMEOWNERS WILL BE RESPONSIBLE FOR
STORMWATER BEST MANAGEMENT
PRACTICES WHICH MAY INCLUDE, BUT
NOT LIMITED TO, LAWN SOIL
AMENDMENTS, RAIN GARDENS AND
INFILTRATION SYSTEMS.**

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

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

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

BUYER: _____

DATE: _____

BUYER: _____

DATE: _____

SELLER _____

DATE: _____

FORINO CO., L.P. 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 days not garaged.
Parking on one side of street only per subdivision
plan.**