



# GLEN RIDGE ESTATES - TOWNHOMES

## EXHIBIT "B"

06/08/2021

### **FOUNDATION**

8 X 20 concrete footer  
Anchor bolts  
Concrete basement floor w/ stone base and vapor barrier  
Concrete stoop  
8' Poured foundation walls (8" thick)  
No stucco on exposed foundation  
Clear foundation sealant  
10 x 12 patio or composite deck with vinyl rail and steps to grade, at Builder's discretion  
Basement egress window or single walkout at Builder's discretion

### **FRAMING**

9' walls – 1<sup>st</sup> floor  
2nd floor - 2" x 10" floor joists - 16" centers  
1st 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  
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  
Metal wind bracing  
3/4" OSB tongue and groove sub-flooring  
All sub-flooring is nailed and glued

### **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  
Masonry/stone and vinyl shakes, per plan  
Aluminum fascia  
Aluminum gutters and downspouts  
Craftsman style, fiberglass painted front door  
Smooth fiberglass garage door into home  
Single hung windows w/ 1/2 screens  
Flat casing – front elevation only  
Vinyl slider w/ screen

### **GARAGE**

Warm walls insulated, drywall, and paint  
5/8" drywall on garage ceiling  
Chain drive garage door opener w/ keyless entry

### **PLUMBING**

Master bath- tiled shower with fiberglass floor pan and glass shower door  
Main bath -one-piece fiberglass tub/shower  
PVC drain lines  
Front and rear frost-free spigot  
Shut - off valve for all fixtures  
Sump pump or daylight drain  
Pex water piping or similar interior water lines  
40 gallon electric hot water heater  
Washing machine hook up

### **INSULATION**

Minimum R-19 all exterior walls above foundation finished areas only per 2015 IRC  
Minimum R-38 blown in ceiling insulation  
R11 basement wall insulation

### **INTERIOR FINISHES**

1/2" drywall - completely finished, rounded corners  
Drywall screwed, nailed and glued  
Paint grade trim  
2 panel interior doors  
2 1/4" beading casing, first and second floor  
5 1/4" baseboard, first floor  
3 1/2" baseboard, second floor  
Steel fire door between garage and house  
Standard paint package – walls & ceilings 1 color, white trim  
Stairways - knee walls with painted cap and stained handrail

### **FLOOR COVERINGS**

First floor –choice of vinyl, carpet or LVP  
Second floor bathrooms – choice of vinyl  
All bedrooms and stairs - Wall to wall carpeting

### **KITCHEN, BATH, LAUNDRY**

Stainless steel gas range, dishwasher, refrigerator, and microwave (non-vented)  
Granite kitchen countertops – Level 1 or 2  
Single-bowl undermount stainless steel kitchen sink  
36" maple cabinets with cabinet crown molding in kitchen and laundry room

Backsaver height vanities in main and master bathrooms

Cultured marble vanity tops– choice of colors

### **HEATING & AIR CONDITIONING**

92% direct vent gas heat  
Main trunk in basement to be insulated  
Central air conditioning

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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  
Pendant light over kitchen sink  
Switched receptacle in all rooms without fixtures  
Total 5 Prewires – with blank plate  
Choice of phone or cable  
Exterior lights – LED recessed, 1 at front door and 2 at garage door  
Rear exterior lighting – choice of bronze, black or satin nickel light fixture  
Smoke/Carbon Monoxide detectors – hardwired/battery back-up (one per floor and per bedroom)  
Gas dryer hookup with vent  
Fan/Light combo in all bathrooms  
High efficiency light bulbs (as needed) per 2015 IRC

### **OTHER**

All exterior railings at steps determined by Builder  
Radon prep  
All lots graded and seeded in disturbed areas only  
Concrete driveways  
Cluster mailboxes  
Private trash HOA

**HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES WHICH MAY INCLUDE, BUT NOT LIMITED TO DETENTION BASINS AND INFILTRATION SYSTEMS.**

**HOMEOWNERS ASSOCIATION PROJECTED TO BE \$150 PER MONTH (LAWN MAINTENANCE, PARKING LOT SNOW REMOVAL, TRASH, COMMON AREA MAINTENANCE).**

**NOTE: STORM WATER FACILITIES INITIAL ASSESSMENT OF \$800 PAYABLE AT CLOSING (ONE TIME FEE)**

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

**NOTE: BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIAL**

**OF EQUAL OR BETTER QUALITY AT ITS SOLE DISCRETION.**

**NOTE: CONCRETE CANNOT BE GUARANTEED AND OCCASIONALLY, CRACKS AND SCALING MAY APPEAR.**

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

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

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

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

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

SELLER \_\_\_\_\_

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

FORINO CO., L.P.

LISA L. HERMANOVICH, VICE PRESIDENT

**\*\*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 commercial activities, no large commercial vehicles, trailers, motor homes, no signs other than for sale/rent, limit of 2 household pets per unit. No antennas, trash/recycling kept in containers must be kept inside unit except on day of collection. Each unit will have 3 dedicated parking spaces (1 in garage, 2 in driveway). No individual fences.**

**Each unit has exclusive right to 5' past foundation front and 10' rear (also 5' on side of end units). Balance of land is part of the Homeowner's Association.**