



TEMPLE TERRACE – SEMI-DETACHED

EXHIBIT “B”

06/08/2021

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
Clear foundation sealant
Basement egress window
No Patio, Deck, or Steps

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)
7/16” OSB roof sheathing
1/2” foam sheathing or 7/16” OSB where necessary
3/4” OSB tongue & groove subflooring
7/16” OSB on garage or 1/2” foam per plan
All sub flooring is nailed and 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 & soffit
Aluminum fascia (white)
Aluminum gutters & downspouts (white)
All other exterior doors steel
Paneled shutters, front only per plan

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
insulated ductwork –HVAC trunk line only

INTERIOR WALLS & CEILINGS

½ ” drywall/ completely finished
Drywall screwed, nailed and glued

GARAGE

Cold walls not insulated
Drywall and paint in garage
Insulate warm walls only
4” slab with pitch to garage door

INTERIOR TRIM & DOORS

Paint grade trim
2 panel masonite doors
Standard trim package
Standard baseboard 5 ¼”
Steel fire door between garage & house
Wood railings at steps with painted spindles, standard stained handrail, painted caps
Standard paint package – interior to include wall and ceiling – 1 color
Cased opening at all closet slider doors

FLOOR COVERINGS

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

KITCHEN AND VANITY

Electric Range – Black, White or Stainless
Formica top - 4” back splash (choice of colors)
Dishwasher – Black, White or Stainless
Single-bowl stainless steel kitchen sink
Marbleized molded vanity top
Pedestal sinks in all powder rooms
Range hood (non-vented)
Backsaver height vanities in main and master bathrooms

DOORS & WINDOWS (MAINTENANCE FREE)

Smooth fiberglass front entry door (white)
Steel entry all other exterior doors (white)
Single hung windows w/grills & ½ screens - no casing

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Vinyl slider with screen

HEATING

Electric heat pump with central air

50 gallon electric hot water heater

ELECTRIC – To meet 2009 IRC Code

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, to include phone or cable – with

blank plate

Exterior lights to include (4) lights

CO₂/Smoke Detector- hardwired/battery back up on
each floor and in each bedroom

Electric washer hook up with electric outlet

Electric dryer hook up

Fans in all baths

OTHER

All exterior railings and steps at discretion of builder

Radon prep – pipe with cap in basement

All lots graded and seeded in disturbed areas only

Concrete driveway

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

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

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

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