



GLEN RIDGE ESTATES – TOWNHOMES

Lots 124-129

EXHIBIT "B"

02/09/2022

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 10 patio
Basement egress window

FRAMING

9' walls – 1st 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 electric 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

Electric heat pump with central air
Main trunk in basement to be insulated

ELECTRIC

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

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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)
Electric 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.