



TOWNS AT SOUTH MOUNTAIN

EXHIBIT "B"

12/3/2021

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 10 patio or composite deck with vinyl rail (no steps), at Builder's discretion
Basement egress window or single walkout (w/ grid-less ½ glass door) at Builder's discretion

FRAMING

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 system
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 front exterior door
Full glass side lite – no grids
Double hung windows w/ screens –
Flat casing
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 - tile walls with fiberglass shower pan
Frameless 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
50 gallon electric hot water heater

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

½ " drywall - completely finished, rounded corners
Drywall screwed, nailed and glued
Paint grade trim
2 panel interior doors
2 ¼" beading casing, first and second floor
5 ¼" baseboard, first floor
3 ½" baseboard, second floor
Steel fire door between garage and house
Standard paint package – walls painted 1 color w/ white ceilings and white trim
Stairways – stained newel post & hand rail, metal spindles, painted cap

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 AND VANITY

Stainless steel electric cooktop range, dishwasher, and microwave (non-vented)
Granite kitchen countertops – Grade 1 or 2 w/ 4" granite backsplash
Single-bowl undermount stainless steel kitchen sink
36" maple cabinets
Backsaver height vanities in main and master bathrooms
Cultured marble vanity tops– choice of colors

HEATING & AIR CONDITIONING

Electric heat pump
Fiberglass trunk in basement
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
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 – aged bronze fixture
Smoke/Carbon Monoxide detectors – hardwired/battery back-up (one per floor and per bedroom)
Electric washer hookup
Electric dryer hookup with vent
Fan/Light combo in all bathrooms
High efficiency light bulbs (as needed) per 2018 IRC

OTHER

All exterior railings at steps determined by grade and by Builder
Radon prep – pipe with cap in basement
All lots graded and seeded in disturbed areas only
Concrete driveway
Cluster mailboxes
Municipal trash

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 \$225 PER QUARTER (GRASS, PARKING LOT SNOW REMOVAL) NOTE: STORM WATER FACILITIES INITIAL ASSESS. OF \$550 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: STANDARD SPECIFICATIONS ARE FOR NEW BUILDS ONLY. CALL OFFICE FOR EXACT SPECIFICATIONS FOR INDIVIDUAL UNITS.

BUYER: _____
DATE: _____

BUYER: _____
DATE: _____

SELLER _____
DATE: _____

FORINO CO., L.P. – LISA FORINO
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 4 dedicated parking spaces (2 in garage, 2 in driveway). No individual fences.