



MCINTOSH FARMS – PHASE II

EXHIBIT “B”

07/11/2022

FOUNDATION

8 X 20 concrete footer
Anchor bolts
Concrete basement floor w/stone base & vapor barrier
Concrete stoop
8’ 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
3/4” OSB tongue & groove sub-flooring
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 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 & 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 with completely finished rounded corners
Drywall screwed, nailed and glued

GARAGE

Cold walls not insulated
Drywall and 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 ¼” 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)
Backsaver height vanities in main and master
bathrooms

DOORS & WINDOWS (MAINTENANCE FREE)

Single hung windows w/grills & ½ screens - no casing
Vinyl slider – Screens included

HEATING

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

ELECTRIC

Doorbell
200 amp service



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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 per floor and per 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

All exterior railings and steps determined by grade
 and by Builder
 Passive system for radon – radon prep (pipe vented
 through attic/roof)
 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 ITS SOLE DISCRETION.**

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

**HOMEOWNERS ASSOCIATIONS WILL BE
 RESPONSIBLE FOR STORMWATER BEST
 MANAGEMENT PRACTICES.**

**HOMEOWNERS ASSOCIATION IS \$250/YEAR
 TO MAINTAIN STORM WATER FACILITIES
 WITH AN INITIAL CAPITAL CONTRIBUTION
 FEE OF \$250 PAYABLE AT SETTLEMENT.**

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

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

**NOTE: TREES MAY BE PLANTED AND
 STREET LIGHTS INSTALLED IN THE
 MCINTOSH COMMUNITY IN ACCORDANCE
 WITH TOWNSHIP SPECIFICATIONS.**

BUYER: _____

DATE: _____

BUYER: _____

DATE: _____

SELLER _____

DATE: _____

FORINO CO., L.P. – Lisa L. Hermanovich, VP

****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, apartments, new homes, etc. Please call our
 office for details.**