



ACADEMY PARK

FORINO COMPANY

SPECIFICATION

EXHIBIT "B"

FOUNDATION

Turn-down style footers with steel reinforcements
Termite protection under slab
Mechanical Fasteners set in concrete for anchoring (exterior & bearing walls only)
6mm Vapor Barrier under slab
3000 psi concrete slab with fiber mesh
Pier footing for front porch with wood decking

FRAMING

Open web floor trusses
2 x 4 exterior walls
7/16 OSB sheathing wall & roof
Trusses on 2' center (where applicable)/stick frame
House wrap system whole house with taped window flashing
Pressured treated porch framed with 5/4" decking
All sub flooring is concrete or 3/4 OSB glued and nailed
All framing in compliance with coastal zone standards

ROOFING

Ridge vent main roof
15 lb. felt paper
30 year self-sealing architectural shingles
Fully flashed

EXTERIOR

Hardie-Plank Masonry siding
Board & Batten Vertical Accent Siding on front elevation
Hardi-Plank Soffit & Facia
Non-insulated Sonoma garage door with Stockbridge windows (white)
Smooth Start fiberglass front entry door system (S90LE)
Steel entry all other exterior doors (white)
8' x 10' concrete patio or covered porch (per plan)
8' x 8' Square Hollow Porch Columns (per plan)
Sodded lawn with irrigation system

DOORS & WINDOWS (MAINTENANCE FREE)

Single hung windows w/ 2 over 1 grids & 1/2 screens – cased window, rated DP-50 with low-e glass
Vinyl slider with screen, rated DP-50 with low-e glass (per plan)
Deadbolts on all exit doors (except from house to garage)

ELECTRIC

200 amp service
Meets or exceeds National Underwriters Code
Front and rear exterior receptacles; GFCI
All permanent light fixtures included per plan
Recessed light in soffit or flush mount ceiling light over kit. sink
Switched receptacle in all rooms without a light
3 prewires for cable and 1 ethernet
Garage door opener per plan
Lights - exterior per plan
Smoke detectors - hardwired/battery back-up
Carbon monoxide detector
Electric washer hook-up
Electric dryer hook-up with vent
Fans in all baths
2 ceiling fan/light fixtures (Great Room and Master Bedroom)
Ceiling fan/light prewire w/2 switches in bedrooms

PLUMBING

Tile shower with frameless door, per plan
Americast tub with tile surround in guest bath, per plan
Shut-off valve for all fixtures
Pex piping interior water lines
Water line for icemaker with shut off valve & hammer arrester
PVC drain lines
Front & rear spigot
Washer lines with hammer arrester
55gal QuickRecovery electric hot water heater
Moen Valves

INSULATION

R-19 in floor over garage
R-13 all exterior walls above foundation finished areas only
R-30 blown-in ceiling insulation
Insulated ductwork

INTERIOR WALLS & CEILINGS

9ft ceilings on single story; 9ft ceilings on two story models
1/2" drywall/ completely finished
Drywall screwed and nailed
Garage walls insulated, drywalled & painted
Bullnose corners on drywall

INTERIOR TRIM & DOORS

Cottage style trim package to include flat stock door and window frame and crown molding in foyer, great room, kitchen and dining room
Painted riser and oak tread on stairs (per plan)
Shaker T style Masonite doors
Wainscoting and Chair Rail in Foyer per plan
5 3/4" baseboards throughout
Fire door between garage & house

FLOOR COVERINGS

Plank wood shelving lever handles
Luxury vinyl plank 12 mil. Or Red Wood Plus
LVP flooring in Living areas per plan
Tile in wet areas
Cut pile carpeting in bedrooms and other rooms

KITCHEN AND VANITY

Wall cabinets 36" with crown molding, decorative hardware, rollout shelves, soft close and trash pullout
Samsung stainless appliance package
Granite countertops with 4" backsplash (Builder choice of colors)
Stainless steel or undermount sink
Granite or Quartz or granite vanity tops in baths, 34" vanity height
Framed bath mirrors
Pedestal sink in all powder rooms

HEATING

14 seer electric heat pump with central air
2-story homes zoned for 1st and 2nd floor

OTHER

Exterior fans on porches
Design Appointment Consultations
All materials installed to meet Coastal Zone requirements
Full two-year builder warranty program provided by Forino Co., LP

COMMUNITY FEATURES:

Sod and Irrigation installation up to 5,000 SQFT

Trees to be planted in accordance with Development Tree Planting Plan (location to be determined by neighborhood plan.)

NOTE:

"Builder reserves the right to modify all plans, specifications, standards and products of equal value without notice or obligation. Prices and availability subject to change without notice."

BUYER: _____ DATE: _____

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SELLER: _____ DATE: _____

FORINO CO., ANTHONY FORINO, GENERAL PARTNER