



LAUREL STREET EXHIBIT B STANDARD SPECIFICATIONS

FOUNDATION

- 8X20 CONCRETE FOOTER
- ANCHOR BOLTS
- CONCRETE BASEMENT FLOOR WITH STONE BASE & VAPOR BARRIER
- CONCRETE STOOP
- POURED FOUNDATION WALLS (8"), EXCEPT BI-LEVELS
- CLEAR FOUNDATION SEALANT
- NO PATIO, DECK OR STEPS
- BASEMENT EGRESS WINDOW, EXCEPT BI-LEVELS

FRAMING

- FIRST FLOOR, 2"X10" FLOOR JOISTS, 16" CENTERS
- SECOND FLOOR, 2"X10" FLOOR JOISTS, 16" CENTERS
- ENGINEERED FLOOR JOISTS WHERE NECESSARY
- 2"X6" EXTERIOR STUD WALLS, 16" CENTER
- 2"X4" INTERIOR STUD WALLS, 16" CENTER
- TRUSS ROOFING, 2' CENTERS, WHERE APPPLICABLE
- HOUSE WRAP SYSTEMS, 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 YEAR SELF SEALING ARCHITECTURAL SHINGLES
- FULLY FLASHED
- ICE AND WATER GUARD

EXTERIOR

- VINYL SIDING AND SOFFIT
- ALUMINIUM FASCIA
- ALUMINUM GUTTERS AND DOWNSPOUTS
- SMOOTH FIBERGLASS FRONT ENTRY DOOR
- ALL OTHER EXTERIOR DOORS, STEEL
- PANELED SHUTTERS, FRONT ONLY PER PLAN

GARAGE

- COLD WALLS NOT INSULATED
- DRYWALL AND PAINT IN GARAGE
- INSULATE WARM WALLS ONLY

DOORS & WINDOWS (MAINTENANCE FREE)

- SINGLE HUNG WINDOWS WITH GRILLS AND 1/2 SCREENS, NO CASING
- VINYL SLIDER, SCREENS INCLUDED

FLOOR COVERINGS

- ENTRY FOYER – TILE, LAMINATE OR VINYL
- LAUNDRY, KITCHEN AND BATHS – VINYL
- WALL TO WALL CARPETING IN ALL OTHER ROOMS

KITCHEN & VANITY

- ELECTRIC RANGE – BLACK, WHITE OR STAINLESS STEEL
- FORMICA TOP, 4" BACKSPLASH (CHOICE OF COLORS)
- DISHWASHER – BLACK, WHITE OR STAINLESS STEEL
- SINGLE-BOWL STAINLESS STEEL KITCHEN SINK
- MARBELIZED MOLDED VANITY TOP
- PEDESTAL SINKS IN ALL POWDER ROOMS
- RANGE HOOD (NON-VENTED)
- BACKSAVER HEIGHT VANITIES IN MAIN AND PRIMARY BATHROOMS

INTERIOR/COMMON WALLS & CEILINGS

- 1/2" DRYWALL WITH COMPLETELY FINISHED ROUNDED CORNERS
- DRYWALL SCREWED, NAILED AND GLUED

INTERIOR TRIM & DOORS

- PAINT GRADE TRIM
- 6 PANEL MASONITE DOORS
- STANDARD 2 COLOR TRIM PACKAGE
- STANDARD BASEBOARD, 5-1/4" 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

ELECTRIC

- DOORBELL
- 200 AMP SERVICE
- MEETS OR EXCEEDS NATIONAL UNDERWRITERS CODE
- FRONT AND REAR OUTSIDE RECEPTACLES
- ALL PERMANENT LIGHT FIXTURES INCLUDED
- RECESSED OR PENDANT LIGHT OVER SINK
- 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 BACKUP (ONE SMOKE DETECTOR PER FLOOR, PER BEDROOM)
- CARBON MONOXIDE DETECTORS, ONE ON EACH FLOOR CONTAINING BEDROOM AREA
- ELECTRIC WASHER HOOK-UP
- ELECTRIC DRYER HOOK-UP WITH VENT
- FANS IN ALL BATHROOMS
- HIGH EFFICIENCY LIGHT BULBS (AS NEEDED) PER 2018 IRC
- SMALL GLOBE LIGHT AT TOP OF BASEMENT STEPS

PLUMBING

- ONE PIECE FIBERGLASS TUB
- PVC DRAIN LINES
- FRONT AND REAR FROST-FREE SPIGOT
- SHUT-OFF VALVE FOR ALL FIXTURES
- SUMP PUMP OR DAYLIGHT DRAIN
- PEX PIPING AND MANABLOCK, OR SIMILAR, INTERIOR WATER LINES

HEATING

- HEAT PUMP
- 50 GALLON ELECTRIC HOT WATER HEATER

INSULATION

- MINIMUM R-19, ALL EXTERIOR WALLS ABOVE FOUNDATION
- FINISHED AREAS ONLY PER 2018 IRC
- MINIMUM R-38 BLOWN IN CEILING INSULATION
- R-11 BASEMENT WALL INSULATION
- INSULATED DUCTWORK, HVAC TRUNK LINE ONLY

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

DISCLAIMERS/NOTES

BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIAL OF EQUAL OR BETTER QUALITY AT ITS SOLE DISCRETION

CONCRETE CANNOT BE GUARANTEED AND OCCASIONALLY CRACKS AND SCALING MAY APPEAR

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

RESTRICTIONS MAY APPLY PER LOT/SPEC HOME. CALL OUR OFFICE FOR DETAILS.

IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS, TREES MAY BE PLANTED AND STREETLIGHTS INSTALLED. BUILDER IS AT THE DISCRETION OF TOWNSHIP SPECIFICATIONS.

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.

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

BUYER ONE: _____

DATE: _____

BUYER TWO: _____

DATE: _____

SELLER: _____

DATE: _____

FORINO CO., L.P.

UTILITY INFORMATION

BELOW IS A LIST OF THE UTILITY COMPANIES FOR THIS COMMUNITY. FORINO WILL CONTACT THE UTILITY COMPANIES FOR SERVICES TO BE SHUT OFF AS OF THE SETTLEMENT DATE. IT IS YOUR RESPONSIBILITY TO CONTACT EACH UTILITY COMPANY BEFORE YOUR SETTLEMENT DATE TO TRANSFER THE UTILITIES INTO YOUR NAME. PLEASE CONTACT THE UTILITY COMPANIES IN ADVANCE SO THAT SERVICE WILL NOT BE INTERRUPTED. SERVICES SHOULD BEGIN IN YOUR NAME ON THE DAY OF POSSESSION, YOUR SETTLEMENT DATE.

UTILITIES

ELECTRIC

PPL | 800.342.5775

SEWER

SCMA | 570.622.8240

WATER

ASHLAND AREA MUNICIPAL AUTHORITY | 570.875.2411

SERVICES

CABLE/INTERNET/PHONE

SERVICE ELECTRIC CABLEVISION - 844.825.3159

TRASH

THE TRASH IN THIS COMMUNITY IS PRIVATE.

PLEASE NOTE CONSTRUCTION DUMPSTERS AT EACH SITE ARE FOR CONSTRUCTION DEBRIS ONLY. RESIDENTIAL USE IS STRICTLY PROHIBITED. PLEASE REFRAIN FROM UTILIZING THE DUMPSTERS FOR MOVING BOXES, UNWANTED FURNITURE OR COMMON HOUSEHOLD TRASH. SITES ARE MONITORED AND ILLEGAL DUMPING FEES WILL BE IMPOSED. PLEASE ARRANGE TRASH SERVICE AND BULK ITEM PICK UP, IF NEEDED, FROM YOUR SELECTED TRASH PROVIDER.

SCHOOL DISTRICT

NORTH SCHUYLKILL | 570.874.0466

QUESTIONS/CONTACT

IF YOU HAVE A QUESTION OR EXPERIENCE AN ISSUE WITH TRANSFERRING YOUR UTILITIES, PLEASE REACH OUT TO YOUR AGENT OR OFFICE. WE WILL BE HAPPY TO ASSIST IN ANY WAY WE CAN.

PLEASE BEAR IN MIND THAT FORINO CO., L.P. IS AT THE MERCY OF ALL UTILITY COMPANIES TO PROVIDE SERVICES AND CANNOT GUARANTEE SERVICE WILL BE READY WHEN YOU INITIALLY CALL FOR TRANSFER. WE RECOMMEND CALLING TWO WEEKS PRIOR TO YOUR SETTLEMENT DATE AND AFTER ALL THE INSPECTIONS HAVE BEEN FINALIZED.

BUYER ONE: _____

DATE: _____

BUYER TWO: _____

DATE: _____