



MCINTOSH FARMS II PHASE II-II EXHIBIT B STANDARD SPECIFICATIONS

FOUNDATION

- 8X20 CONCRETE FOOTER
- ANCHOR BOLTS
- CONCRETE BASEMENT FLOOR WITH STONE BASE & VAPOR BARRIER
- CONCRETE STOOP
- 8' POURED FOUNDATION WALLS (8"), NO STUCCO ON EXPOSED FOUNDATION
- CLEAR FOUNDATION SEALANT
- NO PATIO, DECK OR STEPS
- BASEMENT EGRESS WINDOW, EXCEPT LOTS NOTED AS WALK-OUT REQUIRED BY GRADE

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

- GAS 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 MASTER 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 PAINT 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 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
- GAS 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
- BLANK PLATES AT ALL TV OUTLETS

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

- 40-GALLON DIRECT VENT GAS WATER HEATER, 50 GALLON IN HOMES WITH SUPER BATHROOM
- 92% DIRECT VENT GAS HEAT WITH CENTRAL AIR

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.

OPEN SPACE IS SUBJECT TO MUNICIPAL DISCRETION AND MAY BE DEVELOPED IN FUTURE INTO, BUT NOT LIMITED TO, PLAYGROUNDS, WALKING TRAILERS, TENNIS COURTS, APARTMENTS, NEW HOMES, ETC. PLEASE CALL OUR OFFICE FOR DETAILS.

HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR STORMWATER BEST MANAGEMENT PRACTICES

HOMEOWNERS ASSOCIATION DUES ARE DUE ANNUALLY TO MAINTAIN STORM WATER FACILITIES WITH AN INITIAL CONTRIBUTION FEE PAYABLE AT SETTLEMENT. CALL OUR OFFICE FOR CURRENT ASSOCIATION DUES OR REFER TO THE HOA DOCUMENTS.

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

MET ED | 800.545.7741

GAS

UGI | 800.276.2722

SEWER/WATER

ONTELAUNEE TWP. WATER & SEWER | 610.926.4240 EXT 208

SERVICES

CABLE/INTERNET/PHONE

COMCAST - DAVID VOGEL, REPRESENTATIVE | 610.334.0265

TRASH

THE TRASH IN THIS COMMUNITY IS PRIVATE. PLEASE VISIT THE TOWNSHIP WEBSITE TO SELECT YOUR PROVIDER/FIND MORE INFORMATION. [HTTPS://ONTELAUNEETWP.NET/RESIDENT-RESOURCES/TRASH-RECYCLING/](https://ontelauneetwp.net/resident-resources/trash-recycling/)

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

SCHUYLKILL VALLEY | 610.916.0957

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: _____