



HAWKSTONE VILLAGE EXHIBIT B STANDARD SPECIFICATIONS

FOUNDATION

- 8X20 CONCRETE FOOTER
- ANCHOR BOLTS
- CONCRETE BASEMENT FLOOR WITH STONE BASE AND VAPOR BARRIER
- CONCRETE STOOP
- 8' POURED FOUNDATION WALLS, 8" THICK
- NO STUCCO ON EXPOSED FOUNDATION
- CLEAR FOUNDATION SEALANT
- 10'X10' PATIO OR 10'X10' COMPOSITE DECK WITH VINYL RAIL, AT BUILDER'S DISCRETION; DECK STEPS TO GRADE AT BUILDER'S DISCRETION
- BASEMENT EGRESS WINDOW OR SINGLE WALKOUT, AT BUILDER'S DISCRETION

FRAMING

- 9' WALLS, FIRST FLOOR
- 1ST FLOOR, 2"X10" FLOOR JOISTS, 16" CENTERS
- 2ND FLOOR, 2"X10" FLOOR JOISTS, 16" CENTERS
- ENGINEERED FLOOR JOISTS, WHERE NECESSARY
- 2"X6" EXTERIOR STUD WALLS, 16" CENTERS
- 2"X4" INTERIOR STUD WALLS, 16" CENTERS
- TRUSS ROOFT, 2' CENTERS, WHERE APPLICABLE
- HOUSE WRAP
- 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 SUBFLOORING, NAILED AND GLUED

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
- MASONRY/STONE AND VINYL SHAKES, PER PLAN
- ALUMINUM FASCIA
- ALUMINUM GUTTERS AND DOWNSPOUTS
- CRAFTSMAN STYLE, FIBERGLASS PAINTED FRONT DOOR
- SMOOTH FIBERGLASS GARAGE DOOR INTO HOME

GARAGE

- WARM WALLS INSULATED WITH DRYWALL AND PAINT
- 5/8" DRYWALL ON GARAGE CEILING
- CHAIN DRIVE GARAGE DOOR OPENER WITH KEYLESS ENTRY

DOORS & WINDOWS (MAINTENANCE FREE)

- SINGLE HUNG WINDOWS WITH GRILLS AND 1/2 SCREENS
- FLAT CASING FRONT ELEVATION ONLY
- VINYL SLIDER, SCREENS INCLUDED

FLOOR COVERINGS

- FIRST FLOOR, LUXURY VINYL PLANK
- SECOND FLOOR BATHROOMS, LUXURY VINYL PLANK
- ALL BEDROOMS AND STAIRS, WALL TO WALL CARPETING

KITCHEN & VANITY

- STAINLESS STEEL ELECTRIC RANGE, DISHWASHER AND MICROWAVE (NON-VENTED)
- GRANITE OR QUARTZ KITCHEN COUNTERTOPS, LEVEL 1, 2 OR 3
- SINGLE-BOWL UNDERMOUNT STAINLESS STEEL KITCHEN SINK
- 36" MAPLE CABINETS WITH CABINET CROWN MOLDING IN KITCHEN AND LAUNDRY ROOM
- BACKSAVER HEIGHT VANITIES IN ALL BATHROOMS
- CULTURED MARBLE VANITY TOPS

INTERIOR/COMMON WALLS & CEILINGS

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

INTERIOR TRIM & DOORS

- PAINT GRADE TRIM
- 2-PANEL INTERIOR DOORS
- 2-1/4" BEADING CASING, FIRST AND SECOND FLOOR
- 5-1/4" BASEBOARD, FIRST FLOOR
- 3-1/2" BASEBOARD, SECOND FLOOR
- STEEL FIRE DOOR BETWEEN GARAGE AND HOUSE
- STANDARD PAINT PACKAGE, WALLS & CEILINGS, 1 COLOR, WHITE TRIM
- STAIRWAYS, KNEE WALLS WITH PAINTED CAP AND STAINED HANDRAIL

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
- CABLE PRE-WIRE
- EXTERIOR LIGHTS FRONT, LED RECESSED, (1) AT FRONT DOOR AND (2) AT GARAGE
- EXTERIOR LIGHTS REAR, LIGHT FIXTURE
- 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
- BLANK PLATES AT ALL TV OUTLETS

PLUMBING

- PRIMARY BATHROOM, 5' WALK-IN FIBERGLASS SHOWER WITH SEMI-FRAMELESS SHOWER DOOR
- MAIN BATHROOM, ONE PIECE FIBERGLASS TUB/SHOWER WITH CURVED SHOWER CURTAIN ROD

- PVC DRAIN LINES
- FRONT AND REAR FROST-FREE SPIGOT
- SHUT OFF VALVE FOR ALL FIXTURES
- SUMP PUMP
- POWER SEWER/GRINDER PUMP
- PEX WATER PIPING OR SIMILAR INTERIOR WATER LINES
- 40 GALLON ELECTRIC HOT WATER HEATER
- WASHING MACHINE HOOKUP

HEATING

- ELECTRIC HEAT PUMP WITH CENTRAL AIR
- MAIN TRUNK IN BASEMENT TO BE INSULATED

INSULATION

- MINIMUM R-19 ALL EXTERIOR WALLS ABOVE FOUNDATION, FINISHED AREAS ONLY PER 2015 IRC
- MINIMUM R-38 BLOWN-IN CEILING INSULATION
- R-11 BASEMENT WALL INSULATION

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
- CLUSTER MAILBOXES
- TRASH REMOVAL PROVIDED BY HOA
- WHOLE HOUSE SPRINKLER SYSTEM

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.

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.

HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR STORMWATER BEST MANAGEMENT PRACTICES, COMMON AREA MAINTENANCE AND TRASH REMOVAL. INITIAL CONTRIBUTION FEE PAYABLE AT SETTLEMENT. HOMEOWNERS ASSOCIATION DUES ARE PAID MONTHLY. CALL 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

N/A

SEWER/WATER

BOROUGH OF FLEETWOOD
610.944.8220

SERVICES

CABLE/INTERNET/PHONE

Service Electric : Cable Vision Inc.
610.582.5317 or 1.800.344.0347

TRASH

~~PROVIDED BY THE HOA~~
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

FLEETWOOD AREA | 610.944.8111

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: _____