

## **Deerfield Custom Home Specifications**

### **ARCHITECT**

The base price includes a complete set of architectural drawings. Builder will assist the Buyer with the architect and help organize 1 to 2 design meetings. A finished basement plan is included in the price with a walk-up design for a second means of egress.

### **PERMITS**

The application for and the cost of obtaining a building permits is the responsibility of the Builder. All other Township fees are the responsibility of the Buyer.

### **UTILITIES**

All utility service lines will be underground unless otherwise noted in this section.

### **SITE WORK**

The Lot is to be cleared at the Builder's discretion. Any trees on the lot that the Builder determines will interfere with the proper excavation, backfilling, grading, the house and the driveway will be removed by the Builder. The Buyer and the Builder will walk the lot and mark all trees and shrubs that are to be removed.

### **TREE WORK**

Any trees the Buyer desires removed other than those the Builder determines should be removed will be removed at the Buyer's expense. Builder will take precautions as deemed necessary to prevent damage to remaining trees. Builder and Buyer understand that heavy equipment must pass under or near the drip line of existing trees and excavation for utility lines may damage some tree roots. Reasonable care will be taken to keep such encroachment to a minimum, however, there is no guarantee regarding trees. Builder will not be responsible for building any well or retaining walls around trees unless otherwise noted. Buyer accepts the responsibility for maintenance of the remaining trees. All brush located on the side and rear of the property will be removed and the trees located at the rear yard of the property will be removed and will be included in the price. The removal of the brush and trees is contingent upon Township approval.

## **EXCAVATION/BACKFILL**

Builder will determine height of first floor of house and garage floor in relation to street level and existing grades of lot. House will be situated as shown on the Site Plan, subject to builder approval. Utilizing existing available soil on the lot, builder will strip and stockpile topsoil for finish grading, then excavate, provide standard backfill, rough grading and finish grading to obtain positive drainage away from the house. Buyer agrees that any and all decisions pertaining to the depth of the excavations and rough grading, consisting of cutting and filling the existing soil, and finish grading will be made by the builder. Builder will not be responsible for any retaining walls or ground cover to hold the soil on steep areas, unless otherwise noted. **Excavation of Rock will be included in the sale price.**

Location and elevation of walks, terraces, porches, decks, driveways, and curb depressions are to be as located on the site plan, subject to Builder approval.

## **CONCRETE FOUNDATION**

All concrete to be minimum 3000 psi test mix

Footings: 10" x 20" continuous concrete.

Foundation: 10" thick poured concrete walls in basement, 8" thick poured concrete walls in garage

9" +/- clearance from the concrete floor to the underside of the floor joists.

## **CONCRETE FLATWORK**

Basement Floor: 4" concrete over 4" crushed stone.

Garage Floor: 4" concrete over 4" crushed stone

Front Porch: Flagstone or limestone front stoop

Front service walk: 4' wide EP Henry paver walkway

## **DRAINAGE**

Downspouts drained away from house.

Two sump pits with pumps are included in the price.

## **RADON VENTILATION**

Passive Radon system included. Components of a sub-slab ventilation system will be installed as follows: A 3" pipe through the roof in the attic to basement concrete floor. The pipe is installed for future Radon ventilation, if required. This will be the responsibility of the Buyer.

## **STRUCTURAL STEEL**

Steel I-beams and pipe column size and type according to plan

## **FRAMING LUMBER**

Pressure treated lumber shall be used for sill plates with sill sealer and anchor straps.

TJI wood I joist 16" on center.

2 x 6 studs-dry grade hem / fir exterior wall studs 16" on center

10-foot first floor ceiling height, 9-foot second floor ceiling height

3/4" Advantech flooring, glued and nailed as per manufacturer's specifications.

Plywood exterior wall sheathing

Plywood roof sheathing

## **EXTERIOR MILLWORK**

Entrance moldings, millwork, and trim as per drawings.

## **HARDWARE**

Front Door: Schlage Plymouth handle set with brushed nickel finish handle lock and deadbolt

Service Doors: Schlage Flair Series brushed nickel finish knob & lock

Interior Doors: All interior door hardware and hinges will be brushed nickel to be selected from Schlage Series F

## **EXTERIOR DOORS**

Front Door: A Therma Tru door per plan. The size and all components of the front door system shall be according to the architectural drawings.

No screen doors are included with service doors unless otherwise noted in this section.

## **PATIO DOORS**

Anderson or Pella series double-hung tilt-in vinyl clad patio in-swing door or sliding door with sizes and locations as per plan. Insulated glass and between the glass grills are included. A single sliding screen door is provided as supplied by the manufacturer. Hardware for the in-swing doors shall be a 3-point lever system in brushed nickel hinges. Hardware for the sliding doors shall be a "Sliding Patio Door C-Handle" in brushed nickel.

## **WINDOWS**

Anderson or Pella series double hung vinyl clad windows in the front, sides and rear of the home with sizes and locations as per plan. Insulated glass with a clad exterior finish and between the glass grills and matching screens are included.

## **GARAGE DOORS**

Carriage style garage doors according to plan.

## **ROOFING**

Tamko or GAF 30-year architectural roof shingles (Upgraded colors available.)

## **GUTTERS**

Gutters will be aluminum 5 " Seamless "K" gutters with 2"x3" downspouts drained underground via 4" PVC flexible underground drainage pipe.

Select from Desert, White, sand, Coastal Dune, Wicker, Slate, Colonial Ivory.

## **EXTERIOR WALL FINISHES**

Exterior Wall finishes as per plan.

Cultured Stone veneer on the front elevation with standard colors & Hardie Plank Siding on the sides and rear elevations.

**Upgraded Grand Manor exterior as shown on plan, \$60,000 option**

### **SHUTTERS/POST COLUMNS**

Composite shutters, number and location per design.

Permacast or equal columns are composite or molded millwork.

### **PORCH FLOORS**

Poured concrete with concrete steps if needed, according to plan

### **CHIMNEYS**

Pre-fabricated fireplace units set in wood frame chimneys, locations per plan.

### **PLUMBING**

Plumbing to be installed in accordance with current local codes. Service connection from public water main to house to be 1" copper with meter pit (if necessary) as per local water authority specification. 3/4" copper service supply lines, 1/2" tap to each fixture. PVC soil and waste lines connected to public sewer.

- 1- Complete drainage system (PVC) from basement to all plumbing fixtures and vents through roof
- 2- Complete all Pex water system from basement to all plumbing fixtures throughout house.
- 3- Gas piping to two (2) heaters, one hot water heater, range and clothes dryer.
- 4- Radon piping from basement ceiling joists to attic.
- 5- Bradford-White (or equal) gas fired quick-recovery 75 gallon water heater with five-year warranty.
- 6- Two (2) outside frost free hose bibs with shut off valves in basement
- 7- Hot water recirculation system

### 8- Powder Room

Per plan.

### 9- Kitchen

Moen Aberdeen faucet 7590CSL Classic Stainless  
Stainless Steel single bowl (undermount)

Stainless steel traps and chrome shut off

Installation of garbage disposal

Installation of dishwasher

Installation of ice maker line and valve

### 10- Laundry Room

#4975 *Chateau* faucet

Mustee full size laundry tub

One laundry box with hot and cold connections for the  
washing machine

### 11- Master Bath

Vanity size per plan

White elongated toilet

Brushed Nickel flush handle, Chrome supplies and shut off

Moen Brantford Vanity faucets: Brantford Brushed Nickel

Two- Brantford single handle Brushed Nickel faucets 6600BN

Brushed Nickel shut off and supply in vanity

Brantford Brushed Nickel Shower faucet: TL3400BN

Waste and overflow in Brushed Nickel

Free standing Roman tub faucet

Free standing Roman tub - 42" x 60"

### 12- Bath #1 - Private Suite

Vanity

Elongated white toilet

Brushed Nickel flush handle, supplies and shut off

Moen Faucets: Brantford Brushed Nickel

Moen Brantford Lavatory faucet – single handle 6600BN

With matching handle inserts

Mirabella Tub and shower faucet – TL3450BN

### 13- Bath #2 – Guest Bathroom

Vanity size-36”

Elongated white toilet

Moen Faucet: Brantford Brushed Nickel

Moen Brantford Lavatory faucets – single handle

Brushed Nickel supplies and shut off

Brushed Nickel handle, supplies and shut off

Brantford shower faucet

### 14- Bath #3 (Shared Bathroom)

Vanity (2)

Elongated white toilet

Moen Faucet: Brantford Brushed Nickel

Two Moen Brantford Lavatory faucets – single handle

Brushed Nickel supplies and shut off

Brushed Nickel flush handle, supplies and shut off

Brantford shower faucet

## HVAC

High Efficiency (90 %) gas fired furnace for the first floor, (90 %) for the second floor a (90%) gas fired furnace for the basement and either a heat pump system or 90% gas fired furnace for the attic with electric air conditioning systems.

Dryer to be vented to the exterior.

## ELECTRIC

Wiring according to code to include:

Service: 400 Amp underground electric service with circuit breaker panel.

Outlets: (switches, lights, receptacles) as required by code.

## **LIGHT FIXTURES**

Light fixtures: A \$5,000 allowance for interior and exterior light fixture allowance is included in the base price. Installation of a standard light fixture package is included in contract.

Special Circuits: Range, wall oven, microwave, dishwasher, disposal, whirlpool tub, washer, dryer, hot water heater circuit, GFI outlet on terrace and by front door.

Wiring for heater and air conditioner.

Other: 1- Front and Rear door chime and buttons

2- Telephone jacks – 3 locations

Note: underground telephone service

3- Cable jacks – 5 locations & 4 ethernet jacks

Note: underground cable service

4- Two light box locations outside of garage doors

5- 50 recessed lights (homeowner to locate)

6- Junction boxes for future fan/light in 8 locations

7- The basement & attic lighting will include flush mounted fixtures per code.  
Additional recessed

## **SAFETY/SECURITY**

Alarm: An allowance of \$2,000 is included in base price

Smoke Detectors: interconnected on each floor as per code.

The allowance will provide all exterior doors, 1<sup>st</sup> floor windows, (2) motion detectors and (2) keypads

Sensors included on all basement windows doors

(Monitoring service not included)



## **AUDIO/VIDEO**

Audio/Video home entertainment systems at Owner's request (not included in specifications)

## **INSULATION**

Ceilings and walls of heated/air-conditioned space per code.

## **DRYWALL**

House: 1/2" thick, glued, screwed, nailed, taped, spackled, sanded, ready for painting.

Garage: 5/8" fire rated drywall on all garage walls and ceilings per local building code.

Bathroom: waterproof wonder board with green board on top at all shower and tub walls.

## **INTERIOR DOORS**

Doors: Pre-Hung MDF Smooth Continental Solid Core style doors, with brushed nickel hinges, paint finish. Size to be 1 3/8" for the width. First floor doors will measure 8' in height and all second-floor doors will measure 6'8" in height.

## **TRIM**

All trim to be select, paint grade, in nominal sizes.

Casing: All interior windows and doors to have 3 1/4" casing.

Baseboard: 7 1/4" one-piece ogee baseboard.

## **MOULDINGS**

Coffered ceiling in the Great Room (painted) Design to be field determined

**Tray ceiling in the Foyer, Dining Room and Master bedroom, optional**

## **FIREPLACE FACINGS**

Marble surrounds and flush hearth -Living Room

(1) Heat-N-Glo direct Vent Fireplaces-Living Room

(1) Great Room-\$5,000 Allowance

Cultured stone installed from floor to ceiling on all (3) sides in Great Room

### **STAIRWORK**

Main Stairs: Oak stairs with pine risers and white balusters, newel posts and skirt boards, with oak 6010 molded hand rails.

Secondary Stairs: Oak stairs with pine risers and white balusters, newel posts and skirt boards, with oak 6010 molded hand rails.

Basement: Oak Stairs with white pine risers and 6010 molded hand rails.

### **KITCHEN CABINETS**

\$30,000 allowance for Century Kitchens.

### **KITCHEN COUNTERTOPS**

\$5,000 allowance.

### **BATHROOM COUNTERTOPS**

Master bathroom countertop, \$2,000 allowance

All other bathroom countertops, \$4,000 allowance (total)

### **APPLIANCES**

\$17,500 allowance

### **SHOWER DOORS/MIRRORS**

An allowance is included in the base price for the supply and installation of all shower doors and mirrors. Bathroom accessories, such as toilet paper holder(s), towel bar(s) will be

installed and selected from the builder's collection.

### **CLOSET SHELVING**

A \$3,500 allowance is included in the base price for the supply and installation of closet shelving. Custom white laminate shelving.

### **PAINTING**

#### **INTERIOR:**

CEILING: All interior ceilings to be sprayed and rolled white.

WOOD TRIM: All interior woodwork to receive two coats white brand Sherwin Williams "Promar" paints or equal.

OAK STAIRS: Main stair handrail, treads, and risers will be stained to match wood floors and will receive one coat Minwax stain and two coats sanding sealer oil based satin varnish.

Custom Colors provided throughout the entire house. Colors will be limited to (5) different choices in total. Builder will not paint each room a different color.

### **BATHROOM TILE**

Tile per plan. \$17,500 allowance for all tile.

### **FINISH FLOORING**

Hardwood: 7" Chesapeake Provence Manor Collection in the Foyer, and Dining Room

Carpet: Wall to wall carpeting in all rooms except were specified. Selected from standard colors.

## **FINISH GRADING**

Builder will finish grade all areas of the lot disturbed by construction, providing positive drainage away from the house. Finish Grading shall consist of utilizing existing available soil and top soil on the lot. Finish Grade line as shown on the plan will prevail only if there is sufficient available soil on the lot, otherwise available soil will determine finish grade.

## **LANDSCAPING**

\$5,000 allowance is included in the base price to cover the design and installation of any exterior planting beds, trees, and shrubs. Topsoil, raking and seeding of the front, sides and rear of lot to be provided by the Builder.

## **PAVING**

Driveway is to receive two coats of blacktop, which includes a 1 1/2" base coat with a 1" top coat, over a 6" crushed stone base.

## **IRRIGATION**

\$3,500 allowance

## **FINISHED BASEMENT**

**Finished basement, optional.**

## **FINISHED ATTIC**

**800 SF finished attic with a full bathroom, optional**

## **ALLOWANCES**

The exact cost of certain finish items may be unknown at this time because the items will be selected by the homeowner at a future date.

Allowances are used as budgets to cover the cost of items selected from standard samples. Cost adjustments will be made as finishes are selected. Allowance budgets include the cost of

material, including taxes, shipping, handling, and if applicable, the installation cost of a standard specified product. Additional costs for material, labor, supervision, overhead and profit necessary for the installation of an owner specified product, over and above that necessary to install a standard specified product will be charged to the owner as extra work.

### **EXTRA WORK**

If any additional items are requested, they will be listed below or on an attached sheet.

The cost of the extra work is not included in the purchase price, and payment is due upon approval of any extras.