
Construction Specifications

Buyer:

Address: **Lantern Lane & Winthrop Court**
 East Brunswick Township, Middlesex County, New Jersey 08816
 Block: 320.13 Lot:

Builder: **Splendor Homes of New Jersey, LLC**

1. Design

- See attached architectural layout
- See attached site plan

2. Site Improvements

- 6" Reinforced concrete driveway with 4" concrete service sidewalk
- 6" Reinforced concrete apron and curb
- 1" public water service, 4" public sewer service, underground electric, gas and telecom utilities to building (if available)
- Sodded front lawn and seed & hay rear & side yards
- Basic foundation landscaping planting
- Matching PVC mailbox

3. Foundation

- Footing 24" x 12" 4,000 PSI concrete
- 4" Concrete Basement slab over 6" stone with vapor barrier
- Cast-in-place reinforced concrete foundation wall, 10" wide concrete, 9' tall
- One coat of foundation coating with drain tile

4. Framing

- Industry standard 2x material using Doug Fir (upon availability)
- Girders: Microlams prefabricated trusses per plans
- Roof: Prefabricated trusses
- Interior and exterior framing: Douglas Fir (D·P)
- Exterior sheathing: 3/4" OSB on exterior walls
- Roof & Subfloor: 3/4" tongue and groove, 4' x 8' OSB subfloor glued and nailed
- Exterior wall: 2" x 6", Interior wall: 2" x 4"
- Battens: 1" x 6" or 1" x 4" (if applicable)
- Fascia: 2" x 6" painted white
- Soffits vinyl perforated for ventilation where necessary

5. Windows

- Alside double hung vinyl windows with insect screens
- Interior sill and trim

6. Exterior doors

- Main entry door: steel insulated 6-panel door with one sidelight; \$1,500.00

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allowance

- Patio door: Alside 1900 Series sliding patio door with insect screen per plan

7. Exterior

- Vinyl siding (choice of color), partial stone or brick front elevation
- Trim edges and soffits: white vinyl or aluminum
- Shutters as per elevation

8. Roofing

- Timberline HD dimensional asphalt shingle roof (choice of color) with manufacturer's warranty
- Continuous ridge vent

9. Gutters and Leaders

- Aluminum seamless gutters (white), 5" K style
- Aluminum leaders (white)

10. Garage Doors

- (2) 8' x 7' garage door (white)
- (2) Automatic garage door openers with remote

11. Insulation

- Standard building insulation in walls and attic, per building code
 - R-21 batt insulation in exterior walls
 - R-38 batt insulation in attic
- Varies based on REScheck requirements

12. Drywall

- ½" drywall throughout house screwed and nailed
- Fire rated Sheetrock between garage and living area
- Green treated Sheetrock in bathroom area

13. Interior Trim

- 6 panel Masonite hollow core doors with finger joint jambs and trim
- Kwikset lever door handles
- 4" Base moulding throughout living space
- 6" Crown moulding in master bedroom
- 1.5" moulding around windows & doors

14. Interior paint

- Two coats of paint (Sherman Williams Off White) on entire inside of house
- Walls and ceilings; flat
- Stand up trim and door: semi-gloss
- Railings and stairs: clear stain

15. HVAC

- Two zone forced hot air system with two zone central air conditioning

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- Digital day & night thermostat

16. Electric

- 200 amp / 220 volt service
- Two exterior GFI receptacles
- All recessed lighting fixtures to be supplied by builder as per code

17. Plumbing

- Bathroom and kitchen fixture allowance: \$10,000
- First floor full bath (if applicable):
 - Vanity with granite top and ceramic bowl sink
 - Single lever brushed nickel faucet
 - 1.6 gallon flush toilet (white)
 - One-piece shower/tub unit (white)
 - Mounted 20"x24" frameless mirror
- First floor half bath (if applicable):
 - Ceramic pedestal sink
 - Single lever brushed nickel faucet
 - 1.6 gallon flush toilet (white)
 - Mounted 20"x24" frameless mirror
- Kitchen:
 - Builder's Standard cabinets (\$7,500.00 allowance on cabinet and accessories material)
 - Single bowl undermount stainless steel sink, Granite countertop w/4" backslash (Choice of color from selection guide)
 - Single lever faucet with sprayer
 - Builder will supply General Electric (or similar) dishwasher, microwave, and gas stove - \$2,500 allowance
 - Granite or stone counter, \$2,500 allowance
- Second floor master full bath:
 - Double vanity with granite top and ceramic bowl sinks
 - (2) Single lever brushed nickel faucets
 - 1.6 gallon flush toilet (white)
 - Wall tiled shower with glass door enclosure and base (white)
 - Free standing soaking tub with floor mounted faucet
 - (2) Mounted 20"x24" frameless mirrors
- Second floor full bath(s):
 - Vanity with granite top and ceramic bowl sink
 - Single lever brushed nickel faucet
 - 1.6 gallon flush toilet (white)
 - One-piece shower/tub unit (white)
 - Mounted 20"x24" frameless mirror
- General:
 - PEX water piping
 - PVC sewer piping
 - Black steel gas piping
 - Two exterior hose bib connections

18. Telephone and Cable Jacks

- No telephone or coaxial cabling
- Ethernet in all sleeping areas

19. Closet Shelving

- Vinyl coated ventilated shelving: one length in all closets
- Four lengths in pantry or linen closets
- One length on each wall of walk in closets

20. Stairs and Rails

- Basement stairs: prefabricated yellow pine risers and treads and stringers (Unfinished)
- Foyer stairs: Pine stringers, risers with pine treads and railings (clear coat)

21. Flooring

- Flooring throughout (excluding locations indicated below) shall be LVP (or Owners request), material not to exceed \$2.00 per square foot
- Ceramic tiles to be located on the floors of the bathrooms and laundry room, material not to exceed \$1.00 per square foot
- Ceramic tiles to be located in master bath shower walls, material not to exceed \$4.00/sq. ft.

22. Miscellaneous Upgrades

- Fireplace - \$3,500.00 allowance
- Fireplace Mantle - \$750.00 allowance

23. Builders Warranty

- Builder will supply Owner with a (10) Ten year builder warranty
- Equipment and material warranty to be through manufacturer; Builder to provide manuals and warranty information at time of closing

24. Exclusions from Agreement

- Any work outside the limits of the property
- Any items not mentioned in this listing of specifications
- Any cost exceeding allowances
- Furnishings
- Decorative lighting fixtures
- Wall or window treatments