

Owl's Nest Farm Standard Specifications

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| FOUNDATION: | Footings: | 8" x 20" – to code, township inspected and approved |
| | Basement Walls: | 10" Poured concrete |
| | Columns: | 4" Steel |
| | Exterior Basement Finish: | Dampproofing on walls, gutter around perimeter of concrete basement floor |
| | Sills: | Block |
| | Window Area: | Steel (when needed). Basement sash out of ground when possible |

Note: Monolithically poured concrete basement walls will have a tendency to develop expansion cracks from time to time. Builder will install expansion joints at the recommended distances. However, expansion cracks will still develop. These expansion cracks are not structural and are uncontrollable. If an expansion crack should develop, it is beyond the builder's control. Therefore, it is not the builder's responsibility.

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| CONCRETE WORK: | Foundation Walls: | 8" x 20" – to code, township inspected and approved 8' high ceilings |
| | Garage Floor: | 4" concrete for 3-car garage |
| | Front Door: | 6" pad at front door |
| | Porches/patios: | 4" concrete |
| | Walkway: | 3' walk from driveway to front door |

Note: Concrete will be installed in a workmanlike manner, but builder will not be responsible for cracking or imperfections beyond his control.

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| FRAMING: | Girders: | Steel "I" Beam |
| | Floor Joists: | 2" x 12" or 2" x 10" |
| | Roof Sheathing: | ½" plywood |
| | Sub-flooring: | ¾" tongue and groove by advan tech flooring, glued, nailed and screwed |
| | Studding: | 2" x 6" on 1st and 2nd floor exterior walls – 16" on center 2" x 4" on interior partitions – 16" on center Material – wood, hemlock or fir |

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| EXTERIOR: | Front Walls: | 5" vinyl siding or manufactured stone or brick as per plan |
| | Sides & Rear Walls: | 5" vinyl siding |
| | Shutters: | As per front elevation (see plan) |

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| INSULATION: | Walls: | 3-5/8" batt insulation R-19 in walls |
| | Ceiling: | R-38 blown insulation in attic |
| | Garage: | R-19 in walls and R-38 in ceiling |
| | Other: | Foam and caulk package at exterior protrusions, sound dampening batts on bathroom walls at pipe locations, laundry room and drain lines (where possible) |

Note: Materials subject to change based on code regulations and at builder's discretion.

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| ROOFING: | Shingles: | 30 year dimensional shingles |
| | Underlayment: | 15 pound roof felt paper |
| | Flashing: | Aluminum |

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| GUTTERS & SPOUTS: | | Gutter and spouts to be aluminum with white finish |
| WINDOWS: | Type: | Silverline by Anderson, insulated with screens, integral grills included on front, sides and rear |
| | E-gress: | One egress basement window located per the superintendent |
| DOORS: | Front Door: | Premium insulated steel door with 9 lite, sidelights |
| | Rear Door: | Vinyl 6' insulated slider or atrium style per plan |
| | Interior: | 6'-8" high panel Masonite, smooth or textured paint grade Masonite hollow core doors |
| | Garage Door: | Insulated metal door |
| INTERIOR WALLS: | Material: | 1/2" sheet rock dry wall |
| | Ceiling Height: | 9' high ceiling on 1 st floor, 8' high ceiling on 2 nd floor, 8' high ceiling in basement |
| | Finish: | Coat of paint on all interior walls and ceilings, off white, (1) coat of primer and (1) coat of gloss paint on woodwork |
| FINISH FLOORING: | Carpet: | Living room, study, dining room, family room, 2 nd floor hall, bedrooms, main stairs to 2 nd floor and closets |
| | Vinyl: | Laundry room and mudroom |
| | Hardwood: | 3-1/4" prefinished hardwood in foyer, breakfast area and kitchen |
| TRIM: | | 3-1/4" atlanta casing throughout. 5-1/4" sanitary baseboard molding throughout. Crown molding and chair rail in dining room |
| STAIRS: | To Second Floor: | Yellow pine with oak handrail with poplar painted spindles |
| | To Basement: | Yellow pine with pine handrail – unfinished |
| PAINTING: | Exterior Trim: | Per plan – two coats of paint – prime coat and finish coat |
| | Interior Trim: | Two coats of paint, prime coat and finish semi gloss coat |
| | Wall Paint: | One coat of off white paint on all interior walls and ceilings |
| ELECTRICAL: | Outlets: | Per township requirements |
| | Installation: | Inspected and approved by township inspector |
| | Phone Jacks: | Three (3) phone jacks installed |
| | Cable Jacks: | Three (3) cable jacks installed |
| | Garage: | Per township requirements |
| | Basement: | Per township requirements |
| | Exterior doors: | Per township requirements – one light & one outlet at each door |
| | Smoke/ CO Detectors: | Per town |
| | Service: | 200 AMP electrical service |
| | Light Fixtures: | Standard fixture package supplied by the builder. 4 Recessed Lights each included in kitchen, family room and master bedroom |
| HEAT & AIR: | | Buried 1000 gallon propane tank with gas heat with central air performance 85% single stage by York |
| FIREPLACE: | | 36" Direct vent pre-fab gas, as per brochure plans (direct vent). Flush black slate hearth and surround with choice of painted |

wood mantle.

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| PLUMBING: | Water lines: Installation: | Pex water system All tubing and pipes inspected and approved by township inspector |
| | Outside Hose Bib: Sewer & Water: | Two (2) outside hose bibs will be provided Onsite well and public sewer installed in accordance with township |
| | Hot Water Heater: Propane: | 50 gallon propane unit Buried propane tank – lease agreement through supplier |
| MASTER BATH: | Soaking Tub: Shower: | 5' white soaking tub as per plan Fiberglass shower base with chrome framed shower door w/ clear glass |
| | Vanity: Toilet: Faucet: Light: Accessories: | Cultured marble White round front bowl Moen 4" spread Monticello chrome faucet Flat mirror above vanity |
| | Floor: | 6" x 6" ceramic tiles on walls, in shower and on tub platform |
| HALL BATH OR JACK & JILL: | Tub: Vanity: Toilet: Faucet: Light: Accessories: Floor: | Fiberglass one piece unit with tile surround Cultured marble – single vanity in hall bath or double in J&J White round front bowl Chrome Bar light Flat mirror above vanity Matte tiles on floor, bright tiles on walls, around bathtub and baseboard |
| POWDER ROOM: | Sink: Toilet: Faucet: Light: Accessories: Floor: | Vanity sink White round front bowl Chrome Bar light Flat mirror above vanity Vinyl flooring |
| | Note: Toilet paper holders and towel bars are not included | |
| CLOSETS: | Shelving: | Wire vented shelving with integrated hanging bars |
| LAUNDRY: | Washer & Dryer: | Washer hook-up (hot & cold water), dryer vent to exterior |
| KITCHEN: | Cabinets: Counter Tops: Sink: Faucet: Island: Range & Oven: Dishwasher: Microwave/vent: Floor: Lighting: | Brookhaven by Suburban as per plan – raised panel Level 1 Granite Undermount stainless steel 8" spread faucet 6' island with level 1 granite – per plan GE Stainless Steel electric or 6 burner gas stove GE Stainless Steel GE Stainless Steel built in above range 3-1/4" prefinished hardwood flooring Five (5) recessed lights |

HARDWARE:

Brass door knobs and hinges

RADON:

Preparatory precautions will be taken against possible radon penetration when constructing the house. PVC pipe from basement to attic

DRIVEWAY:

Blacktop will be installed from curb depression to garage door. Max 50 yards allowed for 3-car garage

GRADING:

Disturbed areas of lots will be raked and seeded one time only, except in the case of wooded lots. If work cannot be done in any wooded areas or among trees in which equipment can't operate, the area will be left natural. Builder will not be responsible for dry weather or rains that hinder the growth of the lawn. Hauling in or out of soil or fill is not included in this contract. No guarantee for plantings.

The builder will have the sole discretion to establish the direction and hand of the house and how it will sit on the lot. Brochure may show the hand of the house differently than the conforms of the grade and driveway depression. Grading and depressions will always supercede drawings.

Settlement date stated in agreement of sale is estimated. Builder will make every effort to achieve this date, however there is absolutely no guarantee. A final settlement date will be given at the completion of interior trim assuming all selections have been made by the buyer and all payments for options have been received by the builder.

BUYER:

DATE:

BUYER:

DATE:

MJM BUILDING CO. LLC

DATE: