

# GWYNEDD MEADOWS SPECIFICATIONS

CUSTOMER'S NAME: \_\_\_\_\_

LOT/JOB NO: \_\_\_\_\_ TYPE OF HOUSE \_\_\_\_\_

1. FOUNDATION:  
FOOTINGS: SIZE – 8” x 20”  
FOUNDATION WALLS : 10” POURED CONCRETE  
COLUMNS : 4” STEEL  
GIRDERS : STEEL  
EXTERIOR BASEMENT FINISH : RUB-R-WALL WATERPROOFING  
ON WALLS  
WINDOW AREA: STEEL (WHEN NEEDED)  
BASEMENT SASH OUT OF GROUND WHEN POSSIBLE

**NOTE:** MONOLITHICLY POURED CONCRETE BASEMENT WALLS WILL HAVE A TENDANCY TO DEVELOP EXPANSION CRACKS FROM TIME TO TIME. BUILDER WILL INSTALL EXPANSION JOINTS AT THE RECOMMENDED DISTANCES. HOWEVER, CRACKS WILL STILL DEVELOP. THESE CRACKS ARE NOT STRUCTURAL AND ARE UNCONTROLLABLE. IF A CRACK SHOULD DEVELOP IT IS BEYOND THE BUILDERS CONTROL. THEREFORE, IT IS NOT THE BUILDERS' RESPONSIBILITY.

2. FIREPLACE AND CHIMNEY:  
(1) FIREPLACE, PRE-FAB GAS TOP VENT, IN FAMILY ROOM  
(REMOTE CONTROL IS ADDITIONAL)  
SLATE FLUSH HEARTH WITH SLATE SURROUND,  
**WOOD LANIER STYLE MANTLE PAINTED.**
3. EXTERIOR WALLS:  
**FRONT: STUCCO/MANUFACTURED STONE** (PER BROCHURE/PLANS)  
SIDES & REAR: 6” BEADED VINYL SIDING (SEE BROCHURE)  
SHUTTERS: AS PER FRONT ELEVATION (SEE BROCHURE)  
TRIM PACKAGE AS PER FRONT ELEVATION (SEE BROCHURE)

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4. INTERIOR WALLS:  
ALL INTERIOR WALLS AND CEILING: ½" DRYWALL  
9' HIGH CEILING, 1<sup>ST</sup> FLOOR  
8' HIGH CEILING, 2<sup>ND</sup> FLOOR  
**8' FOUNDATION WALLS**

5. CONCRETE WORK:  
4" CONCRETE GARAGE FLOOR  
6" PAD AT FRONT DOOR.  
3" CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR

**NOTE: CONCRETE WILL BE INSTALLED IN WORKMANLIKE MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR CRACKING OR IMPERFECTIONS BEYOND HIS CONTROL.**

6. SUB FLOORING:  
MATERIAL: 3/4" TONGUE AND GROOVE PLYWOOD.

7. FLOOR FRAMING:  
JOIST MATERIAL: WOOD I JOIST AS REQUIRED BY TOWNSHIP CODE.

8. FINISHED FLOORING:  
**CARPET: (SHAW UPBEAT CARPET OVER 3/8" URETHANE PAD)**  
LIVING ROOM, DINING ROOM, FAMILY ROOM, STEPS, 2<sup>ND</sup> FLOOR  
HALL, BEDROOMS, AND CLOSETS.

**VINYL:**  
KITCHEN, BREAKFAST AREA, AND LAUNDRY ROOM/MUD ROOM.

**FIELD FINISHED HARDWOOD FLOORS:**  
FOYER, AND POWDER ROOM.

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**9. PARTITION FRAMING:**

STUDS: (MATERIAL): WOOD, HEMLOCK OR FIR  
SIZES :       2" x 6" 1<sup>ST</sup> FLOOR EXTERIOR WALLS  
              2" x 6" 2<sup>ND</sup> FLOOR EXTERIOR WALLS  
              2" x 4" INTERIOR PARTITIONS  
SPACED:     16" ON CENTER

**10. BRIDGING:**

MATERIAL: WOOD, HEMLOCK OR FIR  
SIZE: 1" x 3"

**11. ROOF SHEATHING:**

SIZE: 1/2" PLYWOOD

**12. SHINGLES:**

UNDERLAYMENT - #15 FELT PAPER; 30 YR. DIMENSIONAL SHINGLES

**13. ICE & WEATHER SHIELD**

ALL ROOF VALLEYS, EXTERIOR DOORS, AND WINDOWS (IN STUCCO OR STONE AREAS ) TO BE PROTECTED WITH ICE AND WEATHER SHIELD.

**14. GUTTERS AND DOWNSPOUTS:**

MATERIAL: ALUMINUM

**15. FLASHING:**

MATERIAL: ALUMINUM

**16. WALL FINISHING:**

(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS (OFF WHITE), (1) COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON WOODWORK (OFF WHITE). (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED IN THE FACTORY)

**17. INTERIOR DOORS AND TRIM:**

TRIM : 2 1/4" COLONIAL CASING, 5 1/4" COLONIAL BASEBOARD.  
CROWN MOLDING: (3) PIECE IN LIVING ROOM AND DINING ROOM.  
CHAIR RAIL: (1) PIECE IN DINING ROOM.  
DOORS: 6'8" TALL 6 PANEL MASONITE-PAINT GRADE INTERIOR DOORS BOTH FLOORS  
HOOKS AND OR CUBBIES AS PER PLAN IN MUD ROOM

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### 18. SASH AND EXTERIOR DOORS:

WINDOWS: VIWINCO DOUBLE HUNG WINDOWS, VINYL INSULATED WITH SCREENS. STANDARD COLOR WHITE GRILLES INCLUDED ON FRONT, SIDES, AND REAR.

DOORS: (FRONT) THERMA TRU, SINGLE DOOR WITH SIDELITES, PREMIUM STEEL INSULATED.

(REAR) 6 FOOT INSULATED SLIDING OR PER PLAN.

DOOR HARDWARE: KWIKSET (*Tylo – polished brass finish*)

### 19. BASEMENT SASH:

THERE WILL BE (2) BASEMENT UTILITY WINDOWS LOCATED PER THE SUPERINTENDENT.

### 20. CABINETS AND COUNTERTOPS:

SAYBROOKE ARISTOCRAFT KITCHEN CABINETS (CHOICE OF COLORS) WITH CORIAN COUNTERTOPS. MASTERBATH AND HALL BATH SAYBROOKE VANITIES (CHOICE OF COLORS) WITH CULTURED MARBLE COUNTERTOPS. STERLING KITCHENS

### 21. KITCHEN APPLIANCES:

(1) G.E. GAS SELF-CLEANING OVEN/RANGE

(1) G.E. MICROWAVE

(1) G.E. DISHWASHER

### 22. BATHROOMS AND ACCESSORIES:

#### **MASTERBATH:** SOAKER TUB

FIBERGLASS SHOWER BASE

KOHLER WELLWORTH TOILET- (WHITE OR ALMOND COLOR)

FLAT MIRROR ON WALL ABOVE VANITY

MEDICINE CABINET WHEN APPLICABLE

FRAMED SHOWER DOOR WITH CHROME TRIM

MOEN CHATEAU CHROME FAUCETS

#### **HALL BATH(S):** BOOTZ STYLE TUB PER PLANS

KOHLER WELLWORTH TOILET- (WHITE OR ALMOND COLOR)

FLAT MIRROR ON WALL ABOVE VANITY

MOEN CHATEAU CHROME FAUCETS

## **GWYNEDD MEADOWS SPECIFICATIONS**

**POWDER ROOM:** KOHLER WELLWORTH PEDESTAL SINK STYLE -  
(WHITE OR ALMOND COLOR)  
KOHLER WELLWORTH TOILET- (WHITE OR BONE  
COLOR)  
OVAL MIRROR ON WALL ABOVE SINK  
MOEN CHATEAU CHROME FAUCET

*TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED*

### 23. STAIRS:

**BASEMENT :** YELLOW PINE WITH PINE HAND RAIL-UNFINISHED  
**MAIN:** YELLOW PINE WITH OAK HANDRAIL AND PAINTED  
SPINDLES.  
**REAR:** (IF APPLICABLE)-YELLOW PINE WITH ½ WALL AND  
POPLAR WALL HANDRAIL.  
**OVERLOOKS:** ½ WALL WITH PAINTED CAP

### 23. CERAMIC TILE:

(HALL BATH (S)): MATTE TILES ON FLOOR, BRIGHT TILES ON WALLS,  
AROUND BATHTUB, AND BASEBOARD.  
6"x 6" SIZE TILE ON FLOORS AND WALLS.

(MASTER BATH): BRIGHT TILES ON WALLS, IN SHOWER AND ON TUB  
PLATFORM, AS WELL AS BASEBOARD (6"x 6") SIZE.  
12" x 12" TILE ON FLOOR (RIDGEVIEW).

### 24. HEATING:

1 OR 2 ZONE GAS HEAT WITH CENTRAL AIR (90 %) CAPACITY OF  
SYSTEM ENGINEERED BY YORK. (THE SECOND ZONE WOULD BE  
80% IF APPLICABLE, INSTALLED IN THE ATTIC, AND IS SUBJECT TO  
CHANGE BASED ON HOUSE STYLE AND TOWNSHIP CODES)

## **GWYNEDD MEADOWS SPECIFICATIONS**

### 25. ELECTRICAL WORK:

STANDARD BUILDER FIXTURE PACKAGE

**200 AMP SERVICE**

SWITCHES AND RECEPTACLES BY TOWNSHIP CODE

CIRCUIT BREAKERS

3 CABLE JACKS, 3 PHONE JACKS

\$600.00 LIGHTING ALLOWANCE

SECURITY SYSTEM: INCLUDES 1<sup>ST</sup> FLOOR DOORS, (1) MOTION  
DETECTOR, & (1) KEYPAD.

\*\*ANY ADDITIONAL ELECTRICAL OUTLETS OR LINES MUST BE  
DISCUSSED WITH ELECTRICIAN.

### 26. INSULATION:

**MATERIAL: (FIBERGLASS) 3 5/8" BATT INSULATION (R-19) IN  
EXTERIOR WALLS, FOAM AND CAULK PACKAGE AT EXTERIOR  
PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC,  
INSULATED BASEMENT CEILING WITH (R-11), SOUND DAMPENING  
BATTS ON BATHROOM WALLS AT PIPE LOCATIONS, LAUNDRY  
ROOM AND DRAIN LINES (WHERE POSSIBLE). INSULATED  
GARAGE WITH R-19 IN WALLS AND R-30 IN CEILING. MATERIALS  
SUBJECT TO CHANGE BASED ON CODE REGULATIONS AT  
BUILDER'S DISCRETION.**

### 27. PLUMBING:

ALL TUBING AND PIPES TO MEET TOWNSHIP CODE

(2) OUTSIDE FAUCETS WILL BE PROVIDED.

**KITCHEN FAUCET CHATEAU SINGLE CONTROL**

**BADGER GARBAGE DISPOSAL**

MUSTEE LAUNDRY TUB WITH MOEN 4975 FAUCET

SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN

ACCORDANCE WITH TOWNSHIP

HOT WATER HEATER IS A 75 GALLON GAS

**ICE MAKER LINE IS INCLUDED (CONNECTION TO BE PROVIDED  
BY BUYER**

### 28. GARAGE:

(2) CAR SIDE ENTRY STANDARD, AS PER PLANS. GARAGE DOORS  
SADDLE CREEK # 755 INSULATED STYLE WITH KENSINGTON  
WINDOW PANES

## **GWYNEDD MEADOWS SPECIFICATIONS**

### **29. 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 SOLE DISCRETION TO ESTABLISH THE DIRECTION AND HAND OF THE HOUSE AND HOW IT WILL SIT ON THE LOT. BROCHURES MAY SHOW THE HAND OF THE HOUSE DIFFERENTLY THAN THE CONFORMS OF THE GRADE AND DRIVEWAY DEPRESSION. GRADING AND DEPRESSIONS WILL ALWAYS SUPERCEDE DRAWINGS. WHERE A CHANGE CAN OCCUR, THE BUYER WILL BE RESPONSIBLE FOR ALL RELATED COSTS (APPROX. \$3,500.) TO MOVE CURBS, DEPRESSIONS AND DISTRIBUTION OF SOIL.

### **30. DRIVEWAY:**

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (MAX: 160 YARDS ALLOWED)

### **31. RADON:**

PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE HOUSE.

32. A 10% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTION.

33. IF THE NECESSARY PREPARATORY WORK IS NOT PART OF THE AGREEMENT OF SALE, BUILDER TAKES NO RESPONSIBILITY FOR FUTURE WORK BUYER MAY WANT TO DO IN REGARDS TO A FINISHED BASEMENT. BUYER MUST SPECIFY THAT THERE ARE PLANS FOR A FINISHED BASEMENT DURING THE DESIGN PROCESS IN WRITING.

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## **DISCLOSURES**

BUILDER RESERVES THE RIGHT TO AN ESCALATION OF THE BASE SALE PRICE SHOULD ADDITIONAL DEVELOPMENT AND CONSTRUCTION EXPENSES BE INCCURED, PRIOR TO AND DURING CONSTRUCTION OF CUSTOM HOME. IN THE EVENT THE ESCALATION IS DEEMED NECESSARY, BUYER WILL BE NOTIFIED IN WRITING OF SAID ESCALATION, AND WILL HAVE SEVEN (7) DAYS TO ACCEPT THE INCREASE. SHOULD THE INCREASE NOT BE ACCEPTED, BUYER MAY DECLARE THE AGREEMENT OF SALE NULL AND VOID, AT WHICH TIME DEPOSIT MONIES WILL BE RETURNED WITH NO LIABILITY TO EITHER PARTY.

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.

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**BUYER**

\_\_\_\_\_  
**DATE**

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**BUYER**

\_\_\_\_\_  
**DATE**