

**Specification Sheet  
For  
Phase 7  
Condominiums  
Effective as of November 16, 2005**

1. **EXCAVATION:** Excavate foundation, backfill foundation and finish grade and topsoil on lot. Contractor will seed lot once.
2. **FOUNDATION/CONCRETE WORK:** Footing to be poured concrete: 10"x 20." Foundation wall to be 10" x 7' 10" high. Condominium foundation to be coated in UltraShield® upgrade sealcoating. Basement floor to have stone and 4" concrete. There is a perforated perimeter drain to be either pumped out or run to a drywell, if required by code.
3. **FRAMING CONSTRUCTION:** Main support beam to be steel with cement filled lolly columns. Sill seal under plate. Framing lumber #2 or better floor trusses. Exterior walls to be 2" x 4", 16" with ½" OSB sheathing, roof to be ½" OSB, flooring ¾" T&G, OSB. Luan installed under all vinyl and tile areas. All trusses approved by certified engineers to comply with the International Contractor's Code and stamped by the township of Bethlehem.
4. **FIRERATING AND SOUNDPROOFING:** The envelope in each unit to be cased in 2-hr. fire rated material by means of double 5/8" sheetrock on the ceilings of the first floor and 2" of Gypsum board separating the units adjacently. Also, areas, such as underneath the stairwells and utility closets, will be cased in double 5/8" thick sheetrock to attain the 2-hr. rating. On the floors of the second floor units will be a poured ¾" thick gypcrete for sound deadening. Included underneath this gypcrete, in areas where the flooring will be hard surfaces, will be a ½" gypcrete ultra sound deadening pad® to eliminate sounds of impact on tile or any other hard floors.
5. **EXTERIOR DOORS & WINDOWS:** Exterior entrance doors to be steel insulated and vinyl clad. Andersen® 200 series thermopane insulated windows and sliding door (grills and screens included with standard "Andersen"® brand). Contractor's stock blinds to be installed to cover windows and sliding door.
6. **ELECTRICAL WORK:** Electrical work to be completed as per local and underwriter's code. Specifications include as follows:
  - a. Door intercom for second floor units
  - b. Security systems rough wired
  - c. 200 amp circuit breaker panel
  - d. Hot water heater circuit
  - e. Oven and dishwasher circuit
  - f. Laundry circuit and electric dryer circuit with vent
  - g. Outlets as per code
  - h. Smoke detectors as per code
  - i. Standard doorbell at front door
  - j. Bathroom fans
  - k. First floor units - phone jacks (4) in standard locations
  - l. Second floor units – phone jacks (5) in standard locations
  - m. TV cable jack (3) in standard locations
  - n. Lighting fixtures from Contractor's stock according to plan
  - o. Ceiling fans from Contractor's stock according to plan
7. **HEATING:** Gas hot air furnace, 92% efficient, with central air conditioning or heat pump to be installed. Size and location to be determined by heating contractor using a standard heat loss/gain calculation.

8. **PLUMBING:** Baths as per print, standard plumbing fixtures, faucets to be *Kohler*, 50-gallon quick recovery electric hot water heater. Icemaker water line included. Single-bowl stainless steel kitchen sink. Standard 5' shower in loft baths of second floor units.
9. **INSULATION:** Exterior walls to be R-13. Ceilings are to be R-30. Floor is to be R-13. Code and calculations determine the type of insulation. Each house may vary according to plan.
10. **DRYWALL:** Walls of condominiums ½" drywall **GLUED, SCREWED & NAILED**; seams to be taped and 3 coats of spackle. 2-hr. fire rating between vertical units. Minimum of 1-hr. fire rating across as per the International Contractor's Code and Fire Codes.
11. **TRIM:** Finger jointed trim with six-panel masonite Elite doors. Kwickset type locks. Dead bolts keyed alike on all exterior doors (excluding sliders)
12. **CABINETS:** Custom made cabinets. Formica choice from cabinet-maker's stock. Same for bath vanities. Layout as per print. **NO RECESSED MEDICINE CABINETS ARE PERMITTED.**
13. **APPLIANCES:** *General Electric*® dishwasher and self-cleaning range with built-in microwaves, refrigerator, washer and dryer units will be supplied by Contractor.
14. **PAINTING:** 1 coat prime and 1 coat paint. Exterior to have 2 coats. Contractor's grade flat, white.
15. **FLOOR COVERING:** Carpet, tile, or parquet hardwood from Contractor's selection. Foyer to have tile or parquet hardwood. Kitchen and baths to be tile. Hard surface, such as tile, will not be permitted in the living room, dining room or bedrooms of the 2<sup>nd</sup> floor units.
16. **ROOFING & SIDING:** 30-year roof to be self-seal down shingle. Siding to be vinyl. Aluminum gutter, vinyl soffits. Shutters and any decorative fypons on front of house, as per plan. Also stone or brick layout as per plan.
17. **SEEDING & DRIVEWAY:** Seeding and parking lots to be completed by Contractor.
18. **STORAGE:** There will be divided areas in basements to allow for separated storage of each unit.
19. **GENERAL:**
  - THESE SPECIFICATIONS ARE ALL-INCLUSIVE. ANY CHANGES SELECTED BY BUYER AFTER CONTRACT MUST BE IN WRITING ON A CHANGE ORDER SIGNED BY BUYER AND CONTRACTOR AND PAID IN FULL PRIOR TO INSTALLATION.
  - SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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Buyer

\_\_\_\_\_  
Date

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Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor

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Date