

**THE BRANDYWINE
STANDARD SPECIFICATIONS**

1. Concrete and Masonry

- A. Footings - Poured Concrete
- B. Foundation Walls - Poured concrete @ 8' standard wall height.
- C. PTYP framing sill plate with foam sealer and straps embedded in concrete foundation.
- D. Perimeter drain as per code.
- E. Concrete Slab - 4" stone (basement) and Poly Vapor Barrier (basement); 4" concrete thickness.
- F. Damp Proofing

2. Fireplace (Optional)

- A Lennox MPD 4035 Gas Direct Vent fireplace (gas logs included, glass does not open.).
- B Location – Family room.
- C Surround/Hearth – “Slate” Flush Hearth.
- D Mantle/Surround --” Painted .
- E Exterior Chase –Chase with shed roof.

3. Structural Framing

- A. Steel girder I-beam with steel support columns.
- B. Wood Framing
 - Foundation sill plate-PTYP with foam sill sealer.
 - Exterior Walls of Conditioned Areas - 2 x 4, @ 16" O. C.
 - Other - 2 x 4, 2 x 6, 2 x 8, and 2 x 10 according to plan.
 - Floor Joist System.
 - Studs – S-P-F (#2 S-Dry or better).
 - Framing lumber - #2 and better S-P-F or Hem Fir.
 - Wrap exterior walls with Tyvek wrap.
- C. Sub-flooring - 3/4" Advantec, glued and nailed.
- D. Exterior Wall Sheathing - 7/16 OSB.

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E. Roof Sheathing - 7/16 OSB.

F. Ceiling Heights

- First Floor (Most Areas) - 9/0.
- Second Floor (Most Areas) - 8/0.
- Expanded Volume Ceilings per plan.

4. Roofing

A. Color - “Weathered Wood” or “Black” 30 Year- fiberglass dimensional shingle applied over #15 lb. felt with ice and water shield at perimeter edge of roof and in valleys.

B. Flashing – Aluminum.

C. Roof Drip Edging – Aluminum at eaves and overhangs.

D. Ridge Vent - Roll style vent (or equal) at the ridge.

E. Gutters/Downspouts – Pre-finished Aluminum “K” style, layout by Builder. Downspouts flow to splash blocks.

5. Windows and Exterior Doors

A. Windows

- Manufacturer: United
- Color – White.
- Glazing - Clear Insulated Glass.
- Style - Single. (Option - Double Hung available)
- Grids - Rectangular, in airspace.
- Screens – Included but not installed – left in garage or basement
- Exterior Finish - Vinyl
- Interior Finish – Vinyl

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B. Foyer Door Unit

- Insulated Steel 6 Panel Style (Stanley or equal.)
- Size - 3/0 x 6/8.
- Sidelites (optional)
- Exterior Finish - Paint (latex).
- Interior Finish - Paint (latex).
- Hardware - Kwikset Handleset with deadbolt or equal.

C. Rear Door (Stanley or equal)

- 15 Lite Steel ClearGlass or slider when slider is selected.
- Style – Swinging or slider
- Exterior Finish – Paint (latex).
- Location – rear of kitchen.
Hardware - Kwikset Handleset with deadbolt or equal.

D. Service Door (Stanley or equal)

- Insulated Steel 6 Panel Style.
- 2/8 x 6/8 at Garage/House Passage (Typical).
- Exterior Finish – Paint (latex).
- Interior Finish - Paint (latex).

E. Garage Doors

- Garage doors manufactured by Raynor .
- Raised Panel Design, Steel. (Insulation option available)

F. Garage Door Openers (Optional)

- One for each door per plan. 1/3 HP “Navigator” or equal

6. Exterior

A. Fascia - 2 x 6, Aluminum Wrap.

B. Rakes - 2 x 6, Aluminum Wrap.

C. Soffit - Prefinished, Vented; Aluminum.

D. Door Trim - Standard Brick Mold Casing (painted)

E. Garage Door Trim – Aluminum wrap

F. Siding – Standard on this model

Options - Stone, Brick, Siding or Penncrete Stucco from Builder’s Standard Selections (reference approved elevation). Note: All exterior walls wrapped with #15 builder felt paper at masonry areas or tyvek wrap. Standard is siding with shutters on front windows.

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7. Exterior Areas/Landscaping

A. Entry

- Landing – Concrete.
- Steps to Grade – Concrete.

B. Deck –Optional - Pressure Treated Yellow Pine framing per plan, with white PVC rail and steps to highest grade. Standard is wood steps to grade. Trex or equal is an available option for decking and stair material - priced upon request.

C. Walkway

- Location/Layout - Driveway to front foyer (layout by builder).
- Size - 36” width.
- Material Finish – Concrete.

D. Driveway

- Layout by builder, 10’ driveway width enlarged to width of garages 20’ out from garages.
- Base/Finish Thickness - 6” Stone Base, 2” hot mix blacktop.
- Asphalt Rolled to 1-1/2” net wearing surface.

E. Landscaping

- Lot raked and seeded – disturbed area only.
- Optional shrubs, trees and plantings upon request.

Note: Regarding landscaping (including seeding/sodding, shrubs, trees and plantings); in that the Builder has no control over factors such as weather, insects, fertilization, watering, and necessary care which affect the health of landscaping, Landscaping is excluded from Builder’s warranty.

8. Heating/Air Conditioning (Trane, Carrier, American Standard or equal from Builder’s Standard Selections)

- Furnace Efficiency Rating - 90%+
- Fuel source –Natural Gas or Propane Gas.
- When natural gas is not available an option of Heat pump with Propane gas backup is available as an option.
- Air Conditioning System Efficiency - 13 Seer.
- Type of Distribution - Ducted Air.
- # of Systems – 1.
- # of Zones per system – 1.
- 1 thermostat

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- 9. Plumbing** - All faucets are Moen single lever handle with chrome trim unless noted otherwise. Bath fixtures shall be White with chrome trim unless noted otherwise. Upgrade to Monticello is available.

A. Kitchen

- Sink – Stainless kitchen sink- standard selection
- Sink Faucet – Moen.
- Dishwasher Hookup (Supply line and Drain line).
- Garbage Disposal - 1/2HP.
- Ice Maker Box in the basement ceiling installed in a fashion so as that Drywall can be installed with an access panel. .

B. Bath # 1 – Master Bath –

- Tub –Garden tub without jets is standard – Upgrade to jets is available prior to rough plumbing.
- Tub Faucet - Moen
- Shower –Glass door.
- Shower Faucet – anti scold.
- Vanity Top – Cultured Marble; White Double Bowl.
- Sinks - Two (2) Integral with cultured marble top.
- Sink Faucets – Two (2) Moen.
- Water Closet – Sterling 1.6 Gallon or similar
- Accessories (Standard Color from Builder’s Level I Standard Selection).
 - Chrome towel bars - two (2) 24” wall mount
 - Chrome paper holder - one (1) wall mount,
 - Mirror - 42” height (length of vanity).

C. Bath #2 (Hall)

- Tub – Aker, Lasco or equal Standard 5’ White fiberglass .
- Tub/Shower Faucets – Moen
- Vanity Top – Cultured Marble; White.
- Sinks - One (1) intergral with cultured marble top per plan.
- Sink Faucets – One (1) Moen.
- Water Closet – Sterling 1.6 Gallon or similar.
- Accessories (Standard Color from Builder’s Level I Standard Selection).
 - Chrome Towel bar - One (1) 24” wall mount
 - Chrome Paper Holder - One (1) wall mount
 - Shower Curtain Rod – Chrome Finish.
 - Mirror - 42” height (length of vanity).

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D. Powder Room -

- Sink – Sterling Pedestal Sink or equal.
- Sink Faucet – Moen single lever
- Water Closet – Sterling 1.6 Gallon or similar.
- Accessories (Standard Color from Builder’s Level I Standard Selection).
 - Chrome Towel Bar - one (1) 24” wall mount
 - Chrome Paper Holder - one (1) wall mount
 - Mirror – One (1) Oval Style.

E. Laundry

- Hot/Cold water supply and drain facilities self contained Guy-Gray Washer Box
- Dryer Vent - Ducted to exterior.

F. Exterior Hose Bibs

- Frost-free design plus shut off valve at interior.
- One (1) Front, One (1) Rear
-

Note: Homeowner is responsible to unhook hose and drain bib to enable frost-free design to work and thus prevent freeze up. Shutting off inside valve is recommended for winter.

G. Water Supply

- Public water when available or On site well and ¾ HP pump. Builder will supply potable water as certified by approved laboratory. Contract does not include any additional system such as softener, filter, neutralizer, etc. regardless of or by whom required. Any such system, if installed, will be paid for by buyer.

H. Water Heater (Bradford White , AO Smith or equal)

- Energy Saver Model.
- Electric or gas – builder selected based upon utility availability.
- 50 Gallon Capacity.

I. Interior Supply Piping

- Pex.
- 3/4” Mains, 1/2” Laterals.

J. Drain Piping

- PVC Schedule - #40.

K. Sewer / Septic

- Builder shall install septic system approved by DNREC when sewer is not available.

L. Labor to install the above plumbing fixtures is included. There will be an additional labor charge to install elaborate and/or additional fixtures and accessories. All fixtures supplied by builder or builder’s plumbing contractor.

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10. Electrical

- A. 200 AMP Service; Circuit Breakers, Circuitry, Wiring, Switches, and Receptacles will be located and installed as required by code per standard layout as determined by electrical contractor.
- B. Circuitry is provided for connection of the following major items:
- Heating/Air Conditioning Systems.
 - Clothes Dryer (220V).
 - Clothes Washer.
 - Range
 - Microwave.
 - Dishwasher.
 - Garbage Disposal.
 - Refrigerator.
- C. Supply and install the following items:
- White switches and receptacles .
 - Door Chime (Front door bell button).
 - (6) Recessed light fixtures.
 - Fan/Light combination fixtures at bathrooms and powder room(s) ducted to exterior.
 - Smoke detectors in each bedroom and on each floor. Basement, First Floor and Second Floor.
 - (6) Phone jacks and internal phone wiring. Locations selected by builder.
 - (5) TV jacks and internal coax wiring. Locations selected by builder.
- D. The Following are Supplied by Builder's Approved Supplier and Installed by Builder per Plan.
- Ceiling fan boxes located in family room and all bedrooms for future fans including prewiring..
 - Surface Mounted Interior Lighting Fixtures standard builders grade.
 - Surface Mounted Exterior Lighting Fixtures standard builders grade.
- E. Fixtures are installed by the electrician on a one-time basis. There will be an additional charge to install fixtures which arrive after the installation date.**

Any large or elaborate fixtures requiring additional installation time shall be paid by Buyer.

It is the Buyer's responsibility to inform the office as to the length of chain and wire for the foyer fixture, or any other hanging fixture, otherwise it will be hung as delivered. There will be a charge for any changes.

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11. Insulation

- A. Exterior walls of conditioned areas - R-13 (Fiberglass Batts).
- B. Ceiling (between finished area and attic) - R-30. Blown in or batt as needed at flat ceiling areas.
 - Batts at Cathedral ceiling areas; Baffles at eaves.
- C. Floors (As applicable).
 - Area over garage –R-19

12. Drywall

- A. Walls of finished areas - 1/2".
- B. Ceilings of finished areas - 1/2".
- C. Common wall of house and garage - Two (2) layers of 5/8" Type X Firecode.
 - Remainder of garage - 1/2".
- D. Ceiling of garage - Two (2) layers of 5/8" Type X Firecode.
- E. Installation/Fastening - Glue, nail perimeter, and screw field.

13. Flooring

- A. Carpet is standard – see “C” below
 - Hardwood (From Builder’s Standard Selection) option
 - 3/4" x 2 1/4" Select or better Red Oak, site finished with one (1) coat stain with two (2) coats satin polyurethane or natural (no stain) with three (3) coats satin polyurethane
 - Prefinished options available
- B. Vinyl in the following areas as standard and Ceramic Tile as option.
 - Vinyl – Builders grade standard selection from Builder supplier See builder for allowance.
 - Location: Bathrooms and laundry areas
 - Options:
 - 2" x 2" Mosaic glazed ceramic tiles on master bath shower floor, 6" x 6" tiles on bathroom floors, 6" x 6" tile on Master shower walls to ceiling height, and tub platform.
 - Glazed ceramic 6" x 6" tiles on bath #2 and #3 floors, and tub/shower wall to ceiling height.
 - Choose from Builder’s Level I Standard Selection.

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C. Carpeting – Selections

- See builder for allowance on carpet, padding and installation.
- Standard Padding – ½” bonded.
- All selections to be made through Builder’s approved supplier only.

14. Staircases

A. Main Split Stair Case

Standard selection is Yellow Pine box with carpeting

Options:

- Treads - Oak, Stain/Poly, with carpet runner.
- Risers - Pine or Poplar, painted (same color as trim).
- Stringer - Pine, painted (same color as trim).
- Newel Posts - Poplar or Beech, painted (same color as trim).
- Handrail - Oak, Stain/Poly (stained same as flooring above).
- Balusters - Poplar, painted.
- Over the Post Railing.

B. Basement Stairs

- Yellow Pine Box Unit.
- Drywall Stairwell.
- Treads, Riser, Skirts and Handrail painted “Tan” Latex.

15. Interior Millwork

A. Interior Doors

- Six (6) Panel Style, HCM, painted.
- Finger Joint Jambs, pine, painted.
- Casing Trim - 3”, painted.
- Door knobs – Kwikset bright brass finish.

B. Window Trim - sill and apron painted with sill moulding, painted.

C. Baseboard Moulding 5-1/4” painted.

D. Crown Moulding – optional

- 2 Piece style 4-5/8” Crown with 1-3/8” Ogee painted in Living room and in the dining room area.
- 1 Piece chair rail in Dining room.

E. Closet Shelving

- Ventilated system; One (1) shelf/rod per closet, 4 shelves per linen/pantry.

16. Cabinets & Appliances (From Builder’s Standard Level I Selection)

Buyer’s Initials: _____
Last Revised: 8/21/08

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- A. Kitchen base and wall cabinets.
 - 42” Height wall cabinets .

- B. Kitchen Countertops (including island countertop).
 - Laminate (Optional - Corian or granite) (from Builder’s Level I Standard selections).

- C. Kitchen Appliances- All appliances are Stainles, White or Black.
 - Range Frigidare Self clean, electric glass top (see builder for allowance)
 - Microwave: Frigidare over the range (see builder for allowance)
 - Dishwasher Frigidare (see builder for allowance)

- D. Vanity cabinets unless pedestal is noted.

- E. Vanity tops - cultured marble, White (from Builder’s Level I Standard Selection).

17. Interior & Exterior Painting

- A. Exterior millwork and trim (as applicable).
 - Doors - two (2) coats Semi-Gloss Latex.
 - Window trim two (2) coats Semi-Gloss Latex.
 - Shutters - Pre-finished Vinyl per elevation.

- B. Interior millwork and trim.
 - Walls and ceilings – two (2) coats flat latex, Duron Shell White.
 - Trim – two (2) coats semi-gloss latex, Duron B10 White.

18. Deck (optional)

19. Security System (optional)

20. Cleaning

- House and windows will be professionally cleaned.

ALL SELECTIONS ARE TO BE MADE THROUGH BUILDER’S APPROVED SUPPLIERS ONLY.

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