

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

1. Concrete and Masonry

- A. Footings - Poured Concrete
- B. Foundation Walls - Poured concrete @ 8' standard 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
- 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.

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

E. Roof Sheathing - 7/16 OSB.

F. Ceiling Heights

- First Floor - 8/0. (9' option available)
- Second Floor - 8/0.
- Expanded Volume Ceilings in optional family room.

4. Roofing

A. Color - “Weathered Wood” , “Virginia Slate” 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 or similar
- Color – White.
- Glazing - Clear Insulated Glass.
- Style - Single Hung
- Grids - Rectangular, in airspace.
- Screens – Included but not installed – left in garage or basement
- Exterior Finish - Vinyl
- Interior Finish – Vinyl
- Low E - option

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

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 Polished Brass “Tylo” Colonial Style Handleset with deadbolt or equal.

C. Rear Door (Stanley or equal)

- 6’ Vinyl United Sliding glass door.
- Style – Sliding.
- Exterior Finish – White Vinyl
- Location – rear of home.
- Hardware – Kwikset Polished Brass “Tylo” Colonial Style Handleset with deadbolt or equal.

D. Garage 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 (1) manufactured by Raynor
- Raised Panel Design, Steel. Un- Insulated - optional insulation

F. Garage Door Openers -optional

6. Exterior

A. Fascia - 2 x 6, Aluminum Wrap.

B. Rakes - 2 x 6, Aluminum Wrap.

C. Soffit - Vented;

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

E. Garage Door Trim – Aluminum wrap

F. Siding is standard with shutters on front windows.

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

- G. 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.

7. Exterior Areas/Landscaping

- A. Entry
- Landing – Concrete.
 - Steps to Grade – Concrete.
- B. Optional Deck – Pressure Treated Yellow Pine per plan, Trex decking with white PVC rail and steps to highest grade. Standard is wood steps to grade
- C. Walkway
- Location/Layout - Driveway to front foyer (layout by builder).
 - Size – Minimum 36" width.
 - Material Finish – Concrete.
- D. Driveway
- Layout by builder, 8' driveway width enlarged to width of garages to street.
 - 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 and Trees

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 (Carrier / Trane or equal from Builder's Standard Selections)-2 Systems

- 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.Min
- Type of Distribution - Ducted Air.
- # of Systems – 1.
- # of Zones per system – 1.
- 1 thermostat - digital

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

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. Upgrades are available prior to contract signing.

A. Kitchen

- Sink – Dayton or similar 25x22 single bowl stainless sink
- Sink Faucet – Moen 7435 or similar single lever
- Dishwasher Hookup (Supply line and Drain line).
- Garbage Disposal - 1/3HP.
- Ice Maker Box in the basement ceiling

B. Bath #1 - Master

- Aker or similar shower unit and soaking tub. Whirlpool available as an option.
- Tub Faucet – Moen posi-temp TL183 or similar
- Vanity Top – Cultured Marble; White Single Bowl.
- Sinks - Integral with cultured marble top.
- Sink Faucet – Moen L64621 or similar
- Water Closet – Sterling 1.6 Gallon or similar
- Accessories (Standard Color from Builder’s Level I Standard Selection).
 - Chrome towel bars - 24” wall mount
 - Chrome paper holder - one (1) wall mount,
 - Mirror - 42” height (length of vanity).

B. Bath #2– 2nd Floor

- Aker CM60 tub & shower unit or tub.
- Tub Faucet – Moen positemp TL183 or similar
- Vanity Top – Cultured Marble; White Single Bowl.
- Sinks - Integral with cultured marble top.
- Sink Faucet – Moen L64621 or similar
- Water Closet – Sterling 1.6 Gallon or similar
- Accessories (Standard Color from Builder’s Level I Standard Selection).
 - Chrome towel bars - 24” wall mount
 - Chrome paper holder - one (1) wall mount,
 - Mirror - 42” height (length of vanity).

D. Powder Room -

- Sink – Sterling Pedestal Sink.
- Sink Faucet – Moen L64621 or similar
- Water Closet – Sterling 1.6 Gallon or similar
- Accessories (Standard Color from Builder’s Level I Standard Selection).
 - Chrome Towel Ring
 - Chrome Paper Holder - one (1) wall mount
 - Mirror – One (1) Oval Style.

E. Laundry -

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

- Basement hook up –other locations are optional and priced per location
- Hot/Cold water supply and drain facilities self contained Guy-Gray Washer Box
- Drain pan
- Dryer Vent - Ducted to exterior.

F. Exterior Hose Bibs

- Frost-free design plus shut off valve at interior.
- One (1) Front, One (1) Rear – builders choice of location

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 1/2 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

- Electric with thermal expansion tank
- 40 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.

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 System.
- Clothes Dryer (220V).
- Clothes Washer.

Buyer’s Initials: _____
Last Revised: 6-02-09

Buyer’s Initials: _____

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

- Range
 - Hood fan.
 - Dishwasher.
 - Garbage Disposal.
 - Refrigerator.
- C. Supply and install the following items:
- White switches and receptacles .
 - Door Chime (Front door bell button).
 - Fan 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.
 - (4) Phone jacks and internal phone wiring. Locations selected by builder.
 - (4) 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.

11. Insulation

- A. Exterior walls of conditioned areas - R-13 (Fiberglass Batts).
- B. Basement walls – R-11
- C. 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.
- D. 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.

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

E. Installation/Fastening - Glue, nail perimeter, and screw field.

13. Flooring

- A. Vinyl in the entry, kitchen, and bath areas as standard and Ceramic Tile as option.
Vinyl – Builders grade standard selection from Builder supplier \$15.00 per square yard allowance.
- B. Carpeting – Selections
- \$16.00 square yard allowance for carpet, padding and installation.
 - Padding –6lb. ½” bonded.
 - Location: all other rooms.
- D. All selections to be made through Builder’s approved supplier only.
- E. Hardwood available in any / all areas as an option.

14. Staircases

- A. Main Stair Case
Standard selection is Yellow Pine box with carpeting
Oak treads/ risers available as an option
- B. Basement Stairs
- Yellow Pine Box Unit.
 - Drywall Stairwell studded areas only not concrete walls
 - 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 – 2-1/4”, painted.
 - Door knobs – Tylo style bright brass finish.
- B. Window Trim - sill and apron painted with sill moulding, painted.
- C. Baseboard Moulding 3-1/4” painted.
- D. 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)

- A. Kitchen base and wall cabinets.

Buyer’s Initials: _____
Last Revised: 6-02-09

Buyer’s Initials: _____

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

- 30” Height wall cabinets .
- 36 “ and 42” wall cabinets as option available

- B. Kitchen Countertops
 - Laminate –Wilson Art or similar (Optional - Corian or granite) (from Builder’s Level I Standard selections).

- C. Kitchen Appliances- All appliances are Stainless, White or Black.
 - Gas or Electric when gas is not available. This can be chosen up to contract signing but cannot be changed after rough wiring. \$650.00 allowance at Hawkins and Sons
 - Hood fan – Broan \$70.00 allowance
 - Dishwasher - \$470.00 allowance at Hawkins and Sons

- 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.

SIGNATURE PAGE FOLLOWS

**THE ST. JAMES MODEL
STANDARD SPECIFICATIONS**

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

ALL SELECTIONS MUST BE MADE PRIOR TO CONTRACT SIGNING IF THERE ARE CHANGES FROM STANDARD BUILDER CHOICES.

In witness whereof, the parties hereto have hereunto set their hands and seals

this _____ day of _____, 20 ____.

Witness

Buyer

Witness

Buyer

The Specifications listed above are hereby accepted and approved.

Witness

BY: _____
Seller