

**Lots 1 and 2 Merion Ave, Havertown  
Haverford Township, Pennsylvania  
Home Specifications**

**General**

- All work shall be performed in accordance with the accepted edition of BOCA and local ordinances of Haverford Township, Pennsylvania.
- The Builder shall apply and pay for all necessary permits required.
- The Builder is responsible for the connection of required utilities. The meters, water/well, sewer/septic as well as all basement appliances locations are to be determined by the builder.

**Site Work**

- All existing trees, vegetation and debris in the immediate building area and in front of the lot where determined by the builder. The builder is not responsible for removing any vines, weeds, dead trees or dead limbs other than areas determined by the builder. The builder is not responsible for any damage to trees remaining on the lot.
- Topsoil in the area of excavation shall be stripped and placed in a pile away from construction activity.
- The Builder will determine the elevation of the home and garage floor in relationship to the street level and existing grades of the lot. Finish grading is determined by the builder and consists of distributing fill and replacing stripped topsoil back on the lot. Builder is not responsible for quality of top soil.

**Foundation**

- Foundation walls are poured concrete 10" thick. The height of the wall from the top of the footing is approximately 8' high.
- Footings are 20" X8" continuous.
- The basement slab shall consist of 3 ½" of concrete over approximately 4" of crushed stone. An under-slab system that channels ground water into sump pit will be installed.
- The foundation walls are coated with a water proofing material.

**Framing**

- Exterior and interior walls are 2" X 6" 16" on center or less.
- First floor shall have 9' ceilings; the second floor shall have 8' ceilings.
- Floor joists are 2" X 10", 16" on center or less
- Roof rafters or trusses built per plan
- Exterior sheathing is 7/16 OSB plywood
- Sub flooring is ¾" tongue & groove OSB or yellow pine, glued and nailed
- Lumber shall be surface dried SPF
- Bearing and petition wall will be doubled where necessary for pipes or ducts

## Plumbing

- All plumbing work will be performed in accordance to state and local code
- The plumbing contractor and builder will determine the location of the hot-water heater
- All rough in material will be PEX supplies with PVC pipes, venting and traps
- The plumbing contractor and Builder will determine the soil pipe and vent locations. The main soil pipe shall be located and ran along the basement walls
- Two outside hose bibs are standard, located by the builder.
- Kitchen Sink- Single bowl stainless steel
- Kitchen faucet – Moen w/vegetable spray Chrome or Oil Rubbed
- Disposal – Badger 1/3 horsepower or equal
- Hall and private bath tubs – 5’ one piece fiberglass
- Hall and private bath fixtures – Moen Chrome or Oil Rubbed 2353 or equal
- Master shower stall- molded unit per plan
- Master Bath fixtures – Moen Chrome or Oil Rubbed
- Master Soaking Tub – Moen Chrome or Oil Rubbed
- Formal Powder room – Chrome Moen on white pedestal sink
- All toilets – Gerber round bowl white or equal
- Hot water heater- Bradford White 50-gallon gas fired, direct vent
- Hot & Cold Laundry area hookups
- Standard supply for dryer is electric
- Ice – maker line for refrigerator

## Heating and Air-conditioning

- Single HVAC system is standard
- The HVAC contractor determines the heater size, thermostat position, interior and exterior unit locations, number and locations of supplies and returns.
- Ruud gas fired forced hot air heater or equal
- Ruud air conditioner unit or equal

## Electric

- 200 amp service
- Circuit breaker panel, wiring for electric range/cook top, dryer, well, dishwasher, heater and air conditioner, front door chime, smoke detectors (where required by code)
- Off white quiet switches, lights and receptacles as required by code
- Bathroom exhaust fans where required by code
- 2 phone lines
- 2 television cable jacks
- 2 outside weather proof receptacles
- Lighting fixture allowance \$1000.00
- Spec homes may have additional features added by Builder

## **Windows**

- Capital vinyl double-hung or equal with screens and grilles, certain large windows will be single hung.

## **Insulation**

- R 30 blown or batts in attic & R 19 walls
- Home will be foamed and caulked for air infiltration

## **Roofing, Fascia & Gutters**

- 30-year Certainteed shingles or equal
- Ice shield as required by code
- Gutters and downspouts are aluminum, seamless rectangular K gutters connected to underground seepage pit required and approved by the Township
- Fascia is aluminum capped and vented soffits
- Shutters are maintenance free vinyl

## **Exterior Finish**

- Stucco/Siding, if applicable, is maintenance free vinyl per builder with choice of colors
- Soffit will be triple three with center vent
- Cultured Stone veneer on front of house as per plan

## **Drywall**

- Drywall is ½" thick screwed, nailed, glued, finished and sanded to receive paint 5/8" drywall will be applied where required by the township fire code

## **Millwork**

- Standard painted finger jointed or MDF
- 5" baseboard and 2 3/8" casing on 1<sup>st</sup> floor and upstairs foyer if open
- All other areas will have standard baseboard and casing
- Crown molding and wainscoting in dining room
- Chair rail in dining room
- 5/4" window sills where specified
- Columns per plan
- Exterior ornamental details to be Fypon molded millwork or equal

## Doors

- Front- Fiberglass insulated per plan
- Rear- insulated per plan
- All other exterior doors standard metal or fiberglass per plan
- Interior doors – standard masonite 6-panel or equal

## Stairs

- Main stair – Oak treads and painted risers- stained oak handrail
- Basement – pine or plywood treads and risers with wood handrail mounted on brackets

## Flooring

- Standard carpet and padding to be selected from the Builder's selections. Any runner or basement stair carpet is extra.
- Standard carpet locations are: entire 2<sup>nd</sup> floor (excluding bathrooms and laundry) plus study and family room on Lot 1
- Hardwood standard specifications are site finished ¾" red oak common, with three coats of polyurethane. Stains per builder's selections.
- Standard hardwood locations are: foyer area, kitchen, breakfast room, powder room, living room, dining room, plus family room on Lot 2
- Standard ceramic tile is 6" X 6" Dal tile or equal per builder's allowances.
- Standard ceramic tile locations are: Master bath, Hall bath, Laundry Room

## Cabinets, Vanities & Countertops

- Standard layout and allowances per Century Kitchens & Bath
- Granite countertop with standard edge in kitchen
- Standard oak vanities with cultured marble tops in bathrooms

## Appliances

- Standard appliances are General Electric freestanding range, dishwasher and disposal. Microwave/ vent if applicable.
- Selections to be made per allowances according to builder and vender

## Hardware

- Front door Exterior – Titan Kwikset with picture handle and deadbolt
- Other exterior – Kwikset or special door manufacturer hardware
- Interior handles – Brass, chrome or oil rubbed Kwikset or equal
- Door stops on hinges and baseboards where required

- Bathrooms and powder room to have one standard towel bar and toilet paper holder

## **Shower Doors, Mirrors & Shelving**

- Mirrors approximately to length of vanity
- All shelving is ventilated wire
- Linen and pantry closets to have four rows of shelves
- All other closets to have one row of shelving along perimeter walls where specified by builder
- Master bath shower door to be chrome by pass with choice of clear or opaque glass

## **Fireplace**

- Pre-fabricated unit in family room with gas logs and glass doors
- Wood painted mantle with slate surround

## **Painting**

- Interior walls will be Sherman Williams, MAB or equal off-white sprayed and rolled
- Interior mill work will be white semi-gloss, two coats
- Exterior mill work painted to match soffits and fascia
- Exterior doors painted to match shutters if applicable

## **Driveway**

- Approximately 4" of modified 2A or 3A stone base with 1 ½" ID course black top

## **Deck**

- Deck is 13 X 12 pressure treated

## **Landscape**

- Lot will be raked and front lawn sodded, sides and rear to be seeded
- Landscapes packages, including plants, shrubs per Builder
- Poured concrete front porch with concrete or flagstone walk from front stoop to driveway

**\*In speculative home existing selections will remain over preceding specifications**