

**THE HISTORIC VILLAGE OF PHILLIPS MILL
MILL HOUSES 102-108 & 205-213
STANDARD SPECIFICATIONS**

1. Concrete and Masonry

- A. Footings - Poured Concrete
- B. Foundation Walls - Poured concrete @ 9' 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. Fireplaces – optional if location is shown as an option on the plan –

- A Lennox MPD 4035 Gas Direct Vent fireplace (gas logs included, glass does not open.).
- B Location – as shown as option on plan
- C Surround/Hearth – “Slate” Flush Hearth.
- D Mantle/Surround --” Painted .
- E Exterior Chase –Direct vent unless otherwise shown as an option
- F If a home has a fireplace pre-framed – it can be moved or deleted if not desired.

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 6, @ 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, nailed and screwed.

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D. Exterior Wall Sheathing - 7/16 OSB.

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 - "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 ½ round, layout by Builder. Downspouts flow to grade.

5. Windows and Exterior Doors

A. Windows

- Manufacturer: Pella Architectural
- Color – White.
- Glazing - Clear Insulated Glass. Low E
- Style - Double Hung
- Grids - Rectangular, in airspace.
- Screens – Included but not installed – left in garage or basement
- Exterior Finish - Clad
- Interior Finish – Wood
- Locations – as shown on approved plans

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B. Front Door Unit

- 4 Panel Style (Therma-tru Fiberglass or equal.)
- Size - 3/0 x 6/8.
- Sidelites as per elevation
- Exterior Finish - Paint (latex).
- Interior Finish - Paint (latex).
- Hardware - Kwikset Oil Rubbed Bronze Colonial Style “Tylo” lockset with deadbolt or equal. Upgrades to Circa and other styles are available.

C. Rear Door (Therma-tru Fiberglass or Similar)

- 15 Lite Steel Clear Glass.
- 3 Panels total / 1 operating per plan
- Style – Swinging.
- Exterior Finish – Paint (latex).
- Location – per plan.
- Hardware - Kwikset Oil Rubbed Bronze Colonial Style “Tylo” lockset with deadbolt or equal. Upgrades to Circa and other styles are available.

D. Garage Door (Therma-tru steel or equal)

- Insulated Steel 4 Panel Style.
- 2/8 x 6/8 at Garage/House Passage (Typical).
- Exterior Finish – Paint (latex).
- Interior Finish - Paint (latex).

E. Overhead Garage Doors

- Garage door – Raynor Buildmark STS.
- Insulated on interior.
- Garage Door Openers and Remotes - Optional

6. Exterior

- Rakes – wood 1 x 6 over 2x material.
- Soffit - wood w/ 2” metal vent.
- Door Trim - Standard Brick Mold Casing (painted)
- Garage Door Trim – Painted
- Fascia – wood 1 x8 over 2x material
- Siding – Stone, Cement Siding or Penncrete Stucco from Builder’s Standard Selections (reference approved elevation). Note: All exterior walls wrapped with #15 builders felt paper at masonry areas or Tyvek wrap.

7. Exterior Areas/Landscaping

Buyer’s Initials: _____
Last Revised: 10-15-09

Buyer’s Initials: _____

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A. Entry

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

B. Deck – First floor standard per plan. Basement deck optional on all homes.

- Rail System - Black Aluminum
- Framing – Supported by 8x8 supports on footers using pressure treated yellow pine.
- Stairs – N/A - Access from home only.
- Decking - Trex Gray

C. Walkway

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

D. Driveway

- Layout by builder, 10’ driveway width enlarged to width of garage 20’ out from garages.
- Option for double wide available if permitted by municipality
- 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.
- Shrubs and Trees as required on Lines and Grades if required.

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 and is to be maintained by the condo association.

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

- Furnace Efficiency Rating - 90%+
- Fuel source –Natural Gas
- Air Conditioning System Efficiency - 13 Seer standard – Higher seer available as options
- Type of Distribution - Ducted Air.
- Options –Air cleaners and humidifiers
- # of Zones per system – 1.
- Additional zoning is available as an option
- 1 thermostats per system – Type = Vision Pro or similar

9. Plumbing - All faucets are Standard as chrome trim unless noted otherwise. Bath fixtures shall be standard as White with chrome trim unless noted otherwise. Upgrades are available prior to contract and construction if applicable.

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A. Kitchen

- Sink – 10” Deep Single Bowl Stainless kitchen sink- standard selection other options available pre-contract/construction
- Sink Faucet – Moen #7545 Camerist faucet or similar
- Dishwasher Hookup (Supply line and Drain line).
- Garbage Disposal - 1/3HP. ISE disposer
- Pot filler - optional
- Ice Maker Box in the basement ceiling installed in a fashion so as that drywall can be installed with an access panel. .

B. Master Bath areas shown with shower only

- Custom wet laid shower pan with drain
- Wall and pan tile (seat if shown on plan)
- Moen 3 position shower faucet with #263 Kingsley trim chrome
- Framed Glass shower door chrome hardware – Frameless option available
- Vanity – size per plan – handmade creamy white.
- Vanity Top – Cultured Marble standard - Options of Granite with under mounted Bowl available – See builders color selection.
- Sink Faucet – Moen chrome T6103 Kingsley Trim
- Water Closet – Comfort height with elongated bowl and seat
- Accessories (Standard Color from Builder’s Level I Standard Selection).
 - Chrome towel bar - 24” wall mount
 - Chrome paper holder - wall mount,
 - Mirror - (length of vanity).

C. Bath areas with tub only.

- Tub - Fiberglass Tub / Shower unit standard - Upgrade to a Pearl or similar soaking tub with removable panel available. (Wood access doors available as an option that match vanity)
- Moen Positemp chrome tub & shower faucet with T2113 Kingsley trim
- Optional - Moen 3837 chrome hand shower with slide bar
- Vanity – size per plan – handmade creamy white.
- Vanity Top – Cultured Marble standard - Options of Granite with under mounted Bowl available – See builders color selection.
- Sink Faucet – Moen chrome T6103 Kingsley Trim
- Water Closet – Comfort height with elongated bowl and seat
- Chrome towel bar - 24” wall mount
- Chrome paper holder - wall mount,
- Mirror - (length of vanity).

- D. Bath area showing a combination bath containing both a shower / bathtub follow the same specifications as “B” and “C” above except the tub is a soaking tub instead of a tub/shower combination.**

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E. Powder Room -

- Sink – Pedestal Sink is standard with the upgrade to a vanity available
- Sink Faucet – Moen chrome T6103 Kingsley Trim
- Water Closet – Comfort height with elongated bowl and seat
 - Chrome Towel Ring
 - Chrome Paper Holder - wall mount
 - Mirror –Oval Style.

F. Laundry

- Hot/Cold water supply and drain facilities self contained Guy-Gray Washer Box
- Dryer Vent / “Dryer Box assembly” - Ducted to exterior.
- Washer and Dryer optional
- Optional 2nd laundry location in some home designs

F. Exterior Hose Bibs

- Frost-free design plus shut off valve at interior.
- One (1) Front or Garage, One (1) Rear, (all Located by Builder).

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. Contract does not include any additional system such as softener, filter, neutralizer, etc.. Any such system, if desired is available as an option.

H. Water Heater (Bradford White / AO Smith or similar Direct Vent Hot Water Heater)

- Energy Saver Model.
- Fuel Source – natural gas.
- 50 Gallon Capacity standard. Option of upgrading to a 75 gallon available
- Option – Rinnai tankless water heater
- Option – Water circulation pump / assembly

I. Interior Supply Piping

- CPVC piping.
- 3/4” Mains, 1/2” Laterals.

J. Drain Piping

- PVC Schedule - #40.

K. Sewer

- City of Newark sewer connection via community sewer grinder pump.

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- 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 Systems.
 - Clothes Dryer (220V).
 - Clothes Washer.
 - Dishwasher.
 - Garbage Disposal.
 - Refrigerator.
- C. Supply and install the following items:
- White switches and receptacles.
 - Optional baseboard location for outlets and low voltage (cable and phone) available
 - Door Chime (Front door bell button).
 - (6) Recessed light fixtures standard.
 - 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.
 - Cable and Phone jacks with internal wiring to one location in the basement area.
Locations selected by builder. All bedrooms to receive a combination outlet in the baseboard. Kitchen to receive a phone outlet.
 - Additional locations available as an option.
 - Smart panels and structural wiring available as an option
 - Pre-construction Theater wiring and installation available as an option
 - Central Vacuum system option available

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D. The Following are Supplied by Builder's Approved Supplier and Installed by Builder per Plan.

- Ceiling fan boxes located in all bedrooms for future fans including prewiring..
- All Lighting Fixtures are chosen using the standard builder's allowance for each unit.

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.

11. Insulation

- A. Exterior walls of conditioned areas - R-15 (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.

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13. Flooring

- A. Hardwood (From Builder's Standard Selection)
- 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
 - Location: First floor at foyer, kitchen, living, and powder room.
- B. Tile in the following areas as standard.
- 2" x 2" Mosaic glazed ceramic tiles on shower floors
 - 6" x 6" tile on Master shower walls to ceiling height,
 - 6" x 6" tiles on bathroom floors
 - 6" x 6" tiles on other bath floors
 - Laundry with 6" x 6" tiles on floor areas.
 - Choose from Builder's Level I Standard Selection. \$8.00 per sq ft tile allowance for materials and installation.
- C. Carpeting – Selections
- \$16.00 square yard allowance for carpet, padding and installation.
 - Padding – 1/2" bonded.
 - Location: all other rooms.
- D. All selections to be made through Builder's approved supplier only.

14. Staircases

- A. Main Stair Case
- Standard selection: Painted Poplar risers with Oak Tread. Painted stringer same as trim.
- Options:
- Treads with carpet runner.
 - Over the Post Railing.
- B. Basement Stairs
- Yellow Pine Box Unit.
 - Option available as with Main Stair Case
 - Drywall Stairwell.
 - Treads, Riser, Skirts and Handrail painted "Tan" Latex.

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15. Interior Millwork

- A. Interior Doors
 - 4 Panel Style, composite solid core style
 - Finger Joint Jambs, pine, painted.
 - Casing Trim - 3", painted.
 - Door knobs – Kwikset Tylo style oil rubbed bronze type finish. Kwikset Circa Oil Rubbed bronze type finish available as an option.

- B. Window Trim - sill and 3" apron painted with sill mouldings, painted.

- C. Baseboard Moulding 5" typical throughout community - painted.

- D. Crown Moulding - optional

- E. Closet Shelving
 - Walk-in closets left empty - all shelving is optional
 - Entry – 1 wire shelf rod
 - Linen closets - 4 wire shelves per linen/pantry.
 - Areas noted as "Linen" throughout the designs are available as an option.

16. Cabinets & Appliances

- A. Kitchen base and wall cabinets.
 - All cabinetry is per plan layout – areas may be re-designed using our award winning kitchen designer for a flat fee of \$600.00. Please ask for more details
 - Standard cabinetry is Handmade Creamy white finish – Allowance is set forth for each home. Please ask for the allowance value. This allowance can be used towards custom handmade cabinets or factory brands.
 - Options available – spice drawers, glass fronts, under cabinet lighting, full extension drawers, lazy susans, appliance garages, jewelry trays, custom wood hoods, microwave shelf, crown moldings, appliance fronts and much more.
 - Wall cabinet's standard height is 42" .
 - Base cabinet layouts per plan. Standard finished height is 36"
 - Optional custom layouts (within provided space) available
 - Knob and pull hardware are available.

- B. Kitchen Countertops
 - Level 1 granite from builder's supplier / installer is standard.
 - Tiled backsplash is an available option.

- C. Kitchen Appliances- All appliances are standard stainless steel type finish.
 - Standard Range – 30" Jenn Air JGS8850BDS Convection Trip Flame with warming drawer. Allowance is 1800.00

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- Standard Hood – Cavalier 30” Stainless Hood as used in 219 Phillips Mill Lane – allowance 500.00
- Standard Dishwasher Jenn Air JDB1105AWS Stainless Steel allowance 900.00

- D. Vanity cabinets in bath areas with a pedestal in powder rooms. Creamy white color on cabinetry is standard.
 - Standard sizes are 30”, 36” 48” and 60” . (Size closest to that shown on the plan will be used)
 - Pedestal color is biscuit as standard
 - Comfort height is available

- E. Vanity tops – Standard is Cultured Marble
 - Standard sizes are 30”, 36” 48” and 60” . (Size closest to that shown on the plan will be used)
 - Granite vanity tops are available as an option.
 - Standard color choice based upon suppliers pre-made granite top color choices.

17. Interior & Exterior Painting

- A. Exterior millwork and trim (as applicable).
 - Doors - two (2) coats Semi-Gloss Latex.
 - Soffits, rakes and fascia boards - two (2) coats Semi-Gloss Latex.
 - Window trim two (2) coats Semi-Gloss Latex.
 - Shutters - Pre-finished 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 –see #7 above

19. Security System (optional)

20. Cleaning

- House and windows will be cleaned upon construction completion.

