



# PRESERVE AT MAPLE GLEN SPECIFICATIONS

CUSTOMER'S NAME: \_\_\_\_\_ LOT/JOB NO:

\_\_\_\_\_ TYPE OF HOUSE \_\_\_\_\_

- 1. FOUNDATION:
  - FOOTINGS: PER PLAN
  - FOUNDATION WALLS: PER PLAN
  - COLUMNS: 4" STEEL GIRDERS:
  - STEEL EXTERIOR BASEMENT
  - FINISH:
    - RUB-R-WALL WATERPROOFING ON WALLS EGRESS
    - WINDOW DETERMINED BY LOT GRADING AND FIELD
    - SUPERINTENDENT

NOTE: MONOLITHICLY Poured CONCRETE BASEMENT WALLS WILL HAVE A TENDENCY TO DEVELOP EXPANSION AND/OR SHRINKAGE CRACKS FROM TIME TO TIME. BUILDER WILL INSTALL EXPANSION JOINTS AT THE RECOMMENDED DISTANCES. HOWEVER, CRACKS WILL STILL DEVELOP. THESE CRACKS ARE NOT STRUCTURAL AND ARE UNCONTROLLABLE. IF A CRACK SHOULD DEVELOP, IT IS BEYOND THE BUILDERS CONTROL. THEREFORE, IT IS NOT THE BUILDERS' RESPONSIBILITY.

- 2. FIREPLACE AND CHIMNEY:
  - (1) HEATILATOR NOVUS, 36" DIRECT VENT, GAS PER PLANS.
  - BLACK SLATE SURROUND WITH FLUSH HEARTH
  - SELECTION OF PAINTED WOOD MANTLES.
  - OR (1) HEAT&GLO COSMO, 32" LINEAR, DIRECT VENT, GAS PER
  - PLANS. INCLUDES BLACK CLEAN FACE TRIM & BLACK CRUSHED GLASS

- 3. EXTERIOR WALLS: PER PLAN
  - JAMES HARDIE SIDING(WHITE): FRONT,REAR AND SIDES
  - COMPOSITE TRIM PACKAGE: FRONT AND SIDES JAMES
  - HARDIE CORNER TRIM: REAR MANUFACTURED STONE:
  - FRONT

- 4. INTERIOR WALLS:
  - ALL INTERIOR WALLS AND CEILING: 1/2" DRYWALL 9'
  - HIGH CEILING, 1ST FLOOR 9' HIGH CEILING, 2ND
  - FLOOR 9' HIGH FOUNDATION WALL 5/8" TYPE X
  - DRYWALL IN GARAGE

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5. CONCRETE WORK:  
4" CONCRETE GARAGE FLOOR 6" PAD AT FRONT DOOR 4"  
CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR  
NOTE: CONCRETE WILL BE INSTALLED IN WORKMAN LIKE  
MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR  
CRACKING OR IMPERFECTIONS.
  
6. SUB FLOORING:  
MATERIAL: 3/4" TONGUE AND GROOVE ADVANTECH GLUED,  
NAILED AND SCREWED
  
7. FLOOR FRAMING:  
JOIST MATERIAL: ENGINEERED I-JOIST OR AS REQUIRED BY  
TOWNSHIP CODE.
  
8. FINISHED FLOORING:  
CARPET: BEDROOMS, 2ND FL HALL, OPEN STAIRS TO BASEMENT  
HARDWOOD: HARDWOOD ALLOWANCE OF \$10 PER SQUARE  
FOOT INCLUDING INSTALLATION FOR ENTIRE  
FIRST FLOOR EXCLUDING MUDROOM
  
9. PARTITION FRAMING:  
SPACED 16" ON CENTER STUDS: (MATERIAL):  
WOOD: HEMLOCK OR FIR  
SIZES: 2" x 6" 1ST FLOOR EXTERIOR  
WALLS 2" x 6" 2ND FLOOR  
EXTERIOR WALLS 2" x 4" INTERIOR  
PARTITIONS  
SHAFT WALL: PER PLAN
  
10. ROOF SHEATHING:  
SIZE: 5/8" PLYWOOD TYPE: CDX/FIRE RATED WHERE  
REQUIRED BY CODE
  
11. SHINGLES:  
UNDERLAYMENT - #15 FELT PAPER; "LIMITED LIFETIME"  
DIMENSIONAL SHINGLES BY GAF
  
12. GUTTERS AND DOWNSPOUTS:  
MATERIAL: 5K ALUMINUM
  
13. FLASHING:  
MATERIAL: ALUMINUM

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14. WALL FINISHING:  
WALLS AND CEILINGS: (1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS (COLOR; BONE WHITE), (1) COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON WOODWORK: (COLOR: BONE). (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED IN THE FACTORY)
15. INTERIOR DOORS AND TRIM:  
TRIM:  
CASING: 3 ½ SHAKER STYLE WITH EASED EDGE  
BASEBOARD: 5 ¼ SANITARY DOORS: 2 PANEL SQUARE SMOOTH 1ST FLOOR: 7'8" SOLID CORE 2ND FLOOR: 6'8" HOLLOW CORE HARDWARE: KWIKSET COVE SATIN NICKEL
16. SASH AND EXTERIOR DOORS:  
WINDOWS: VIWINCO WHITE S SERIES VINYL (DOUBLE HUNG) INCLUDES ½ SCREENS GRILLES INCLUDED ON FRONT, SIDES AND REAR  
NOTE: FULL SCREENS MAY BE NECESSARY AT THE SELLER'S DISCRETION  
DOORS:  
FRONT: 2 PANEL SQUARE FACTORY STAINED HARDWARE: KWIKSET ARLINGTON  
REAR: VIWINCO SIGNATURE SERIES VINYL SLIDER (INCLUDES SCREEN AS PER PLAN).  
GARAGE MAN DOOR: 2 PANEL SQUARE PAINTED
17. CABINETY:  
MANTRA CABINETY BY STERLING KITCHENS SELECTIONS TO BE MADE WITH BUILDER (42" HIGH KITCHEN WALL CABINETS WITH CROWN AND LIGHT RAIL)
18. COUNTERTOPS:  
KITCHEN: MSIQ QUARTZ OR SIMILAR OWNERS BATH: MSIQ QUARTZ OR SIMILAR HALL BATH OR PRIVATE BATH: CULTURED MARBLE.
19. APPLIANCES: GE (GAS OR ELECTRIC)  
30" GAS RANGE – STAINLESS STEEL FINISH  
MICROWAVE – STAINLESS STEEL FINISH  
DISHWASHER – STAINLESS STEEL FINISH  
NOTE: REFRIGERATOR, WASHER AND DRYER NOT INCLUDED

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## 20. PLUMBING AND BATHROOM ACCESSORIES:

ALL SUPPLY TUBING AND PVC DRAIN LINES TO MEET TOWNSHIP CODE 2 FROSTFREE FAUCETS WILL BE PROVIDED AT LOCATIONS TO BE DETERMINED BY THE JOB SUPERINTENDENT. SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN ACCORDANCE WITH TOWNSHIP SUMP PUMP HOT WATER HEATER IS A 50 GALLON GAS HIGH EFFICIENCY LAUNDRY/UTILITY TUB IS EXCLUDED DOMESTIC WATER SUPPLY BOOSTER PUMP KITCHEN:

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SINK: LUXART #LXNS2919 UNDERMOUNT STAINLESS  
FAUCET: MOEN SLEEK #7864 CHROME GARBAGE  
DISPOSAL: BADGER ONE 1/3 H.P. ICE MAKER LINE  
(CONNECTION TO BE PROVIDED BY BUYER)

### OWNERS BATH:

SHOWER – TILED SHOWER FLOOR TOILET: KOHLER  
KINGSTON ELONGATED TOILET WITH SOFT CLOSE  
SEAT(WHITE) SINK: KOHLER CAXTON OVAL  
UNDERMOUNT SINKS  
(WHITE)  
FLAT MIRROR ON WALL ABOVE VANITY  
SHOWER HEAD, TUB SPOUT AND FAUCETS: 8” MOEN  
GIBSON CHROME SHOWER DOOR: FRAMED WITH  
CHROME TRIM

### HALL BATH / PRIVATE BATH (S):

TUB: STERLING PERFORMA STYLE TOILET: KOHLER  
KINGSTON ELONGATED TOILET WITH SOFT CLOSE  
SEAT(WHITE) FLAT MIRROR ON WALL ABOVE VANITY  
SHOWER HEAD AND TUB SPOUT: MOEN GIBSON CHROME  
FAUCET: 4” MOEN GIBSON CHROME (LEVER STYLE)  
CHROME SHOWER CURTAIN ROD

### POWDER ROOM:

PEDESTAL SINK: STERLING SACRAMENTO BY KOHLER  
(WHITE)  
TOILET: KOHLER KINGSTON ELONGATED TOILET WITH  
SOFT CLOSE SEAT(WHITE) OVAL MIRROR ON WALL  
ABOVE SINK  
FAUCET: 4” MOEN GIBSON CHROME (LEVER  
STYLE)

NOTE: TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED

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## SPECIFICATIONS

- 21 STAIRS:  
BASEMENT: PAINTED PINE WITH PINE HANDRAIL UNFINISHED  
\*CADE AND MURPHY BASEMENT STAIRS ARE CARPETED WITH RED  
OAK WALL HANDRAIL\*  
MAIN: RED OAK TREADS STAINED AND PINE RISERS AND  
STRINGER PAINTED  
RED OAK HANDRAIL STAINED AND POPLAR POOL CUE  
SPINDLES PAINTED ON FIRST FLOOR LEVEL  
ALL OVERLOOKS FROM SECOND LEVEL ARE ½ WALLS
22. CERAMIC TILE:  
HALL BATH / PRIVATE BATH (S):  
FLOOR: 12"x12" GLACIER COVE  
PATTERN: SQUARE  
WALLS: 3"x6" COLOR WHEEL CLASSICS GROUP 1 COLORS  
PATTERN: ½ BRICK TO 6'  
OWNERS BATH: FLOOR: 12"x24" COSTAR OR  
COVE CREEK SERIES  
PATTERN: 1/3  
WALLS: 12"x24" COSTAR OR COVE CREEK SERIES  
PATTERN: 1/3 TO 6' HEIGHT  
SHOWER FLOOR: 2"x2" COSTAR OR COVE CREEK MOSAIC  
LAUNDRY ROOM:  
FLOOR: 12"x12" MODERN HEARTH SERIES  
PATTERN: SQUARE  
MUD ROOM:  
FLOOR: 12"x12" MODERN HEARTH SERIES  
PATTERN: SQUARE  
KITCHEN:  
3"x6" BACKSPLASH COLOR WHEEL CLASSICS  
COLOR: ARTIC WHITE PATTERN: ½ BRICK
23. HEATING:  
1 ZONE (95%) GAS HEAT WITH CENTRAL AIR SYSTEM  
ENGINEERED BY YORK. ONE PROGRAMMABLE THERMOSTAT IS  
INCLUDED.
24. ELECTRICAL WORK:  
LIGHT FIXTURES: ALLOWANCE PROVIDED BY BUILDER 200 AMP  
SERVICE SWITCHES AND RECEPTACLES BY TOWNSHIP CODE  
CIRCUIT BREAKERS ELECTRIC DRYER OUTLET (DRYER &  
CONNECTION BY BUYER) (6) RECESSED LIGHTS IN THE  
KITCHEN FIXTURE LOCATIONS PER CODE

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\*\*\*ANY ADDITIONAL ELECTRICAL OUTLETS OR LINES MUST BE DISCUSSED WITH THE ELECTRICIAN AT THE SITE

25. FIRE SUPPRESSION  
SYSTEM WILL BE INSTALLED WITH BOOSTER PUMP PER CODE AND TOWNSHIP REQUIREMENTS
26. SECURITY SYSTEM  
BASIC SECURITY SYSTEM: INCLUDES (1) BASEMENT MOTION DETECTOR, 1ST FLOOR DOORS, (1) MOTION DETECTOR, & (1) KEYPAD. \*\*\*ANY ADDITIONAL SECURITY FEATURES MUST BE DISCUSSED WITH THE SECURITY CONTRACTOR.
27. HOME AUTOMATION:  
“GET SMART HOME PACKAGE” BY WORLDWIDE STEREO & VIDEO  
QTY 3 – TV PREMIUM WIRING INFRASTRUCTURE (1 COAXIAL CABLE-RG6 AND QTY(3) CAT6. 1 TO BE CENTRALLY LOCATED FOR FUTURE ISP ROUTER AND 2 FOR TV LOCATIONS) QTY 2 - WIRING FOR FUTURE WIRELESS ACCESS POINTS OR VIDEO SURVEILLANCE CAMERAS OR A RING ELITE DOORBELL  
(DUAL CAT 6)  
QTY 2 – (ROOMS) WIRING FOR OPTIONAL IN CEILING SPEAKERS ON THE 1ST FLOOR – WIRING FOR FOUR (4) SPEAKERS TOTAL ELECTRICIAN WILL INSTALL WIRING AS PER DIRECTION FROM WORLDWIDE STEREO FOLLOWING DESIGN MEETINGS WITH BUYER. IN THE EVENT BUYER CHOOSES TO UPGRADE FROM THE “GET SMART” HOME PACKAGE, WORLDWIDE STEREO MAY INSTALL ROUGH WIRING. UPGRADED HOME AUTOMATION MAY RESULT IN ADDITIONAL COSTS TO THE BUYER. WALL PLATES, CABLE, AND WIRE TERMINATIONS ARE NOT INCLUDED. ALL WIRING TO ORIGINATE NEXT TO THE ELECTRICAL PANEL AND HOMES INCOMING SERVICES. EQUIPMENT IS NOT INCLUDED
28. INSULATION:  
MATERIAL: (FIBERGLASS) 6 ¼” BATT INSULATION (R-19) IN EXTERIOR WALLS, FOAM AND CAULK PACKAGE AT EXTERIOR PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC, R-11 FSK INSULATION AS REQUIRED BY CODE ON OF FOUNDATION WALLS IN BASEMENT, SOUND INSULATE BATHROOM AND LAUNDRY ROOM WALLS (WHERE POSSIBLE). INSULATED GARAGE WITH R-19 IN WALLS AND R-30 IN CEILING OR WALLS WHEN COMMON WITH LIVING SPACE. MATERIALS SUBJECT TO CHANGE BASED ON CODE REGULATIONS AT BUILDER’S DISCRETION.

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29. GARAGE:  
TWO CAR FRONT ENTRY SINGLE 16 FT. OR (2) 8 FT WIDE  
GARAGE DOOR AS PER PLAN  
CLOPAY GARAGE DOOR-GALLERY STEEL ULTRA GRAIN  
WALNUT W/ SQ24 GLASS WINDOW PANES W/ GARAGE DOOR  
OPENER & KEYPAD WITH WIFI
30. GRADING & LANDSCAPING:  
LANDSCAPING PACKAGE AND SITE TREES PER TOWNSHIP  
APPROVED PLAN. TREES AND SHRUBS SUBJECT TO CHANGE  
BASED ON AVAILABILITY. NO GUARANTEE FOR PLANTINGS.  
DISTURBED AREAS OF LOTS WILL BE RAKED AND SEEDED ONE  
TIME ONLY. IF WORK CANNOT BE DONE IN ANY WOODED AREAS  
OR AMONG TREES IN WHICH EQUIPMENT CAN'T OPERATE, THE  
AREA WILL BE LEFT NATURAL. BUILDER WILL NOT BE  
RESPONSIBLE FOR DRY WEATHER OR RAINS THAT HINDER THE  
GROWTH OF THE LAWN, SHRUBS AND TREES. HAULING IN OR  
OUT OF SOIL OR FILL IS NOT INCLUDED IN THIS CONTRACT.  
FINAL GRADING, SEEDING AND LANDSCAPING MAY BE  
COMPLETED AT A LATER DATE FOR HOMES THAT ARE SETTLING  
BETWEEN NOVEMBER 15TH AND APRIL 15TH. THESE HOMES  
WILL BE COMPLETED AFTER MAY 15TH OR AS SOON AS  
WEATHER PERMITS AT THE BUILDER'S DISCRETION.
- 31 CLOSET SHELVING: VENTILATED VINYL
- . DRIVEWAY:  
CRUSHED STONE, BASE COAT AND TOP COAT WILL BE
- 32 INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. UP TO  
(100) SQUARE YARDS ALLOWANCE - 2 CAR GARAGE
- . RADON:
33. PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST  
POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE  
HOUSE. VENTILATION PIPE INSTALLED FROM UNDER THE  
BASEMENT SLAB, THRU THE HOUSE AND THROUGH THE ROOF.
34. A 10% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN  
BY THE BUYER UPON APPROVAL OF THE SELECTION
35. IF THE NECESSARY PREPARATORY WORK IS NOT PART OF THE  
AGREEMENT OF SALE, BUILDER TAKES NO RESPONSIBILITY FOR  
FUTURE WORK BUYER MAY WANT TO DO IN REGARDS TO A FINISHED  
BASEMENT. BUYER MUST SPECIFY THAT THERE ARE PLANS FOR A  
FINISHED BASEMENT DURING THE DESIGN PROCESS IN WRITING.

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## DISCLOSURES

BUILDER RESERVES THE RIGHT TO AN ESCALATION OF THE BASE SALE PRICE SHOULD ADDITIONAL DEVELOPMENT AND CONSTRUCTION EXPENSES BE INCURRED, PRIOR TO AND DURING CONSTRUCTION OF CUSTOM HOME. IN THE EVENT THE ESCALATION IS DEEMED NECESSARY, BUYER WILL BE NOTIFIED IN WRITING OF SAID ESCALATION, AND WILL HAVE SEVEN (7) DAYS TO ACCEPT THE INCREASE. SHOULD THE INCREASE NOT BE ACCEPTED, BUYER MAY DECLARE THE AGREEMENT OF SALE NULL AND VOID, AT WHICH TIME DEPOSIT MONIES WILL BE RETURNED WITH NO LIABILITY TO EITHER PARTY. MATERIALS INCLUDING BUT NOT LIMITED TO HARDWOOD FLOORS, INTERIOR TRIM, CONCRETE AND NATURAL STONES INCLUDING BUT NOT LIMITED TO COUNTERTOPS, TILE, FIREPLACE SURROUNDS AND REAL OR MANUFACTURED EXTERIOR STONE WILL HAVE COLOR AND TEXTURE VARIATIONS. ANY IRREGULAR ASPECT IS THE GUARANTEE OF THE PRODUCTS NATURAL AND AUTHENTIC SOURCE. THIS IS NOT AND SHALL NOT BE CONSIDERED A PRODUCT DEFECT. SETTLEMENT DATE STATED IN AGREEMENT OF SALE IS ESTIMATED. BUILDER WILL MAKE EVERY EFFORT TO ACHIEVE THIS DATE, HOWEVER THERE IS ABSOLUTELY NO GUARANTEE. A FINAL SETTLEMENT DATE WILL BE GIVEN AT THE COMPLETION OF INTERIOR TRIM ASSUMING ALL SELECTIONS HAVE BEEN MADE BY THE BUYER AND ALL PAYMENTS FOR OPTIONS HAVE BEEN RECEIVED BY THE BUILDER.

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BUYER

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DATE

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BUYER

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