

CANTERBURY ESTATES SPECIFICATIONS

CUSTOMER'S NAME: _____

LOT/JOB NO: _____ TYPE OF HOUSE _____

1. FOUNDATION:
 - FOOTINGS: SIZE – 8” x 20”
 - FOUNDATION WALLS : 10” POURED CONCRETE
 - COLUMNS : 4” STEEL
 - GIRDERS : STEEL
 - EXTERIOR BASEMENT FINISH : RUB-R-WALL WATERPROOFING ON WALLS,
 - WINDOW WELL: STEEL (WHEN NEEDED)
 - BASEMENT SASH OUT OF GROUND WHEN POSSIBLE

NOTE: MONOLITHICLY POURED CONCRETE WILL HAVE A TENDANCY TO DEVELOP EXPANSION,SETTLEMENT AND SHRINKAGE CRACKS FROM TIME TO TIME. BUILDER WILL INSTALL EXPANSION JOINTS. 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:
 - (1) FIREPLACE, 36” DIRECT VENT PRE-FAB GAS, AS PER BROCHURE PLANS (DIRET VENT)
 - FLUSH BLACK SLATE HEARTH AND SURROUND WITH CHOICE OF WOOD MANTLE PAINTED
3. EXTERIOR WALLS:
 - FRONT: MANUFACTURED STONE & STUCCO-PER PLAN
 - SIDES & REAR: SIDING
 - SHUTTERS: AS PER FRONT ELEVATION (SEE BROCHURE)
 - TRIM PACKAGE AS PER FRONT ELEVATION (SEE BROCHURE)
4. INTERIOR WALLS:
 - ALL INTERIOR WALLS AND CEILING: ½” DRYWALL
 - 9’ HIGH CEILING, 1ST FLOOR
 - 8’ HIGH CEILING, 2ND FLOOR
 - 8’ HIGH FOUNDATION WALLS

CANTERBURY ESTATES SPECIFICATIONS

4. PARTY WALL: SHAFTWALL

5. CONCRETE WORK:

4" CONCRETE GARAGE FLOOR

6" PAD AT FRONT DOOR.

3" CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR

NOTE: CONCRETE WILL BE INSTALLED IN WORKMANLIKE MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR CRACKING OR IMPERFECTIONS BEYOND HIS CONTROL.

6. SUB FLOORING:

MATERIAL: 3/4" TONGUE AND GROOVE PLYWOOD.

GLUED, NAILED AND SCREWED

7. FLOOR FRAMING:

JOIST MATERIAL: ENGINEERED I-JOIST OR AS REQUIRED BY TOWNSHIP CODE.

8. FINISHED FLOORING:

CARPET:

LIVING ROOM, GREAT ROOM, DINING ROOM, FAMILY ROOM, STEPS, 2ND FLOOR HALL, BEDROOMS, AND CLOSETS.

VINYL:

KITCHEN, BREAKFAST AREA, AND LAUNDRY ROOM.

HARDWOOD:

FOYER, AND POWDER ROOM.

9. PARTITION FRAMING:

STUDS: (MATERIAL): WOOD, HEMLOCK OR FIR

SIZES : 2" x 4" 1ST FLOOR EXTERIOR WALLS

2" x 4" 2ND FLOOR EXTERIOR WALLS

2" x 4" INTERIOR PARTITIONS

SPACED: 16" ON CENTER

10. ROOF SHEATHING:

SIZE: 1/2" PLYWOOD

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11. SHINGLES:
UNDERLAYMENT - #15 FELT PAPER; 30 YR. DIMENSIONAL SHINGLES
12. ICE & WATER SHIELD:
ALL ROOF VALLEYS AND 3 FEET UP FROM FASCIA
13. GUTTERS AND DOWNSPOUTS:
MATERIAL: ALUMINUM
14. FLASHING:
MATERIAL: ALUMINUM
15. WALL FINISHING:
(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILING (OFF WHITE, (1) COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON WOODWORK. (OFF WHITE). (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED IN THE FACTORY)
16. INTERIOR DOORS AND TRIM:
TRIM : 3 ¼” COLONIAL CASING, 5” COLONIAL BASEBOARD.
CROWN MOLDING (4 5/8”): (1) PIECE IN DINING ROOM AND FAMILY ROOM
CHAIR RAIL: (1) PIECE IN DINING ROOM (if applicable).
DOORS: 6’8” HIGH 6 PANEL MASONITE, SMOOTH OR TEXTURED, PAINT GRADE HOLLOW CORE ON FIRST FLOOR AND SECOND FLOOR.
DOOR HARDWARE: KWIKSET (*Tylo Style – Polished Brass finish*)
17. SASH AND EXTERIOR DOORS:
WINDOWS: DOUBLE HUNG, WHITE VINYL INSULATED WITH SCREENS.GRILLES INCLUDED ON FRONT, SIDES, AND REAR.
DOORS: (FRONT) PREMIUM STEEL INSULATED SINGLE DOOR (REAR) 6 FOOT INSULATED VINYL SLIDING OR ATRIUM STYLE PER PLAN.
18. BASEMENT SASH:
ONE EGRESS BASEMENT WINDOW LOCATED PER THE SUPERINTENDENT.

CANTERBURY ESTATES SPECIFICATIONS

19. CABINETRY:
ARISTOKRAFT SAYBROOK KITCHEN CABINETS WITH CHROME
KNOBS AND CHOICE OF CORIAN KITCHEN COUNTERTOP.
MASTER BATH AND HALL BATH ARISTOKRAFT SAYBROOKE
VANITIES WITH CULTURED MARBLE BATHROOM COUNTERTOPS.
FINAL DESIGN TO BE ESTABLISHED WITH STERLING KITCHENS
20. KITCHEN APPLIANCES:
(1) G.E. GAS SELF-CLEANING OVEN/RANGE STAINLESS STEEL
(1) G.E. MICROWAVE STAINLESS STEEL - (NON VENTING)
(1) G.E. DISHWASHER STAINLESS STEEL
REFRIGERATOR NOT INCLUDED
WASHER AND DRYER NOT INCLUDED
21. BATHROOMS AND ACCESSORIES:
MASTERBATH: SOAKER TUB (IF APPLICABLE TO PLAN)-(WHITE OR
BONE COLOR)
FIBERGLASS SHOWER BASE
STERLING ELONGATED TOILET (WHITE OR BONE
COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MEDICINE CABINET WHEN APPLICABLE
CHROME FRAMED SHOWER DOOR W/ CLEAR GLASS
MOEN CHATEAU CHROME FAUCETS
- HALL BATH:** BOOTZ-(WHITE OR BONE COLOR)
STERLING ELONGATED TOILET- (WHITE OR BONE
COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MEDICINE CABINET WHEN APPLICABLE
MOEN CHATEAU CHROME FAUCETS
- POWDER ROOM:** STERLING PEDESTAL SINK
STERLING ELONGATED TOILET - (WHITE OR BONE
COLOR)
OVAL MIRROR ON WALL ABOVE SINK
MOEN CHATEAU CHROME FAUCET
- TOILET PAPER HOLDERS AND TOWEL BARS ARE NOT INCLUDED*
- KITCHEN:** CHROME MOEN CHATEAU FAUCET

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22. STAIRS:
BASEMENT : YELLOW PINE WITH PINE HAND RAIL-UNFINISHED
MAIN: YELLOW PINE WITH OAK HANDRAIL WITH POPLAR
PAINTED SPINDLES IN STAIRWELL
23. CERAMIC TILE:
(HALL BATHS): MATTE TILES ON FLOOR, BRIGHT TILES ON WALLS
AROUND BATHTUB, AND BASEBOARD.
6"x 6" SIZE TILE ON FLOORS AND TUB WALLS.
- (MAIN BATH): ETNA TILES ON WALLS, IN SHOWER AND ON TUB
PLATFORM, AS WELL AS BASEBOARD (CHOICE OF GRAY OR BEIGE).
12" x 12" TILE ON FLOOR AND 8" x 10" ON SHOWER/TUB WALLS AND
ON TUB PLATFORM.
24. HEATING:
GAS HEAT WITH CENTRAL AIR
PERFORMANCE 90% SINGLE STAGE BY COMFORTMAKER
25. ELECTRICAL WORK:
STANDARD BUILDER FIXTURE PACKAGE
200 AMP SERVICE
SWITCHES AND RECEPTACLES BY TOWNSHIP CODE
CIRCUIT BREAKERS
(3) CABLE JACKS
(3) TELEPHONE JACKS
BASIC SECURITY SYSTEM: INCLUDES 1ST FLOOR DOORS, (1) MOTION
DETECTOR, & (1) KEYPAD.
**ANY ADDITIONAL ELECTRICAL OUTLETS OR LINES MUST BE
DISCUSSED WITH ELECTRICIAN.
26. INSULATION:
MATERIAL: (FIBERGLASS) 3 5/8" BATT INSULATION (R-13) IN WALLS,
FOAM AND CAULK PACKAGE AT EXTERIOR PROTRUTIONS, BLOWN-
IN INSULATION (R-30) IN ATTIC. SOUND DAMPENING BATTS ON
BATHROOM WALLS AT PIPE LOCATIONS, LAUNDRY ROOM AND
DRAIN LINES (WHERE POSSIBLE). INSULATED GARAGE WITH R-13 IN
WALLS AND R-30 IN CEILING. MATERIALS SUBJECT TO CHANGE
BASED ON CODE REGULATIONS AT BUILDERS DISCRETION.

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27. CLOSET SHELVING:

VENTILATED VINYL

28. PLUMBING:

ALL TUBING AND PIPES TO MEET TOWNSHIP CODE

(2) OUTSIDE FAUCETS WILL BE PROVIDED.

SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN

ACCORDANCE WITH TOWNSHIP

SPECIFICATIONS – 50' MAX. DISTANCE

HOT WATER HEATER IS A 50 GALLON GAS

29. GARAGE:

FRONT ENTRANCE, (2) CAR STANDARD, AS PER PLANS.

GARAGE DOORS SADDLE CREEK # 755 INSULATED STYLE WITH

KENSINGTON WINDOW PANES AND GARAGE DOOR OPENER

30. GRADING:

DISTURBED AREAS OF LOTS WILL BE RAKED AND SEEDED ONE TIME

ONLY, EXCEPT IN THE CASE OF WOODED LOTS. 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. HAULING IN OR OUT OF

SOIL OR FILL IS NOT INCLUDED IN THIS CONTRACT. NO GUARANTEE

FOR PLANTINGS.

THE BUILDER WILL HAVE SOLE DISCRETION TO ESTABLISH THE

DIRECTION AND HAND OF THE HOUSE AND HOW IT WILL SIT ON THE

LOT. BROCHURES MAY SHOW THE HAND OF THE HOUSE

DIFFERENTLY THAN THE CONFORMS OF THE GRADE AND

DRIVEWAY DEPRESSION. GRADING AND DEPRESSIONS WILL

ALWAYS SUPERCEDE DRAWINGS.

WHERE A CHANGE CAN OCCUR, THE BUYER WILL BE RESPONSIBLE

FOR ALL RELATED COSTS (APPROX. \$3,500.) TO MOVE CURBS,

DEPRESSIONS AND DISTRIBUTION OF SOIL.

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31. EXTERIOR DECK

PRESSURE TREATED FRAMING STRUCTURE WITH CEDAR DECKBOARDS, RAILS AND BALUSTERS

32. DRIVEWAY:

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (MAX: 100 YARDS ALLOWED-2 CAR GARAGE)

33. RADON:

PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE HOUSE.

34. A 10 % UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTIONS.

BUYER

DATE

BUYER

DATE