

SCHEDULE "B"
WORK SPECIFICATIONS
FOR BLOCK 164 -- LOT 54.01
65 OVERLOOK DRIVE, BASKING RIDGE, N.J.

- 1) **ARCHITECTURAL PLANS:**
 - a) Plan prepared for Rica Properties, L.L.C.
 - b) Living Area square Footage: approximately 5,300 +/- sq. ft. living space

- 2) **FOOTINGS/FOUNDATION:**
 - a) Frame & pour footings – concrete 3,500 P.S.I. 12” x 24”.
 - b) Install Concrete Block Foundation – (14 courses). 12”x 8” x 16” below grade 8”x 8”x 16” above grade with Durawall steel web reinforcement.
 - c) Install foundation radon mitigating pipes.
Provide and place inside and outside perimeter foundation/cellar drain and sump pit.
 - d) Waterproof & finish block work.
 - e) Pour & finish slab - 4" concrete 3,000 P.S.I. over polyurethane film.

- 3) **FRAMING:**
 - a) Framing lumber - Douglas Fir standard or better. Sizes of lumber as per code, manufactured I-beam floor joists with paralam support girders.
 - b) Sheathing – ½” OSB exterior walls ½” CDX roof.
 - c) Sub Floor – ¾” Tongue & Groove under layment plywood, glued & nailed.
 - d) Ceiling height 9’ foot first floor – 8’ second floor and 8’ +/- basement.

- 4) **ROOFING:**
 - a) Roof type: GAF Timberline with twenty-five (40) year manufacturers warranty with ridge venting and ice and water shield.

- 5) **WINDOWS:**
 - a) Anderson G.B.G. with screens.

- 6) **SIDING:**
 - a) Cultured stone and Hardi plank.

- 7) **EXTERIOR DOORS:**
 - a) Front Entrance – \$5,000.00 allowance.
 - b) Schlage exterior doorknob.
 - c) Garage doors – Raynor insulated raised panel or equal.
 - d) All sliding doors to be Anderson.

- 8) **EXTERIOR TRIM:**
 - a) Paint – grade pine finished with latex paint.

- 9) **GUTTERS/LEADERS:**
 - a) Seamless aluminum gutters & leaders.

- 10) **FRONT ENTRANCE STEPS:**
 - a) Stone with Limestone treads.
Number of risers determined by grade of lot.

- 11) **DECK:**
 a) 300 square feet.
- 12) **DRIVEWAY/WALKWAYS:**
 a) Crushed stone driveway with Belgium block curb.
 b) Poured concrete walkway from driveway to front entry.
- 13) **LANDSCAPE:**
 a) Seed & mulch all disturbed areas.
- 14) **PLUMBING:**
 a) Main water line 1¼" I.D.
 b) Hot & Cold water pipes ¾" and ½" copper per code.
 c) Hot water heater – 75 Gal. Gas fired.
 d) Install four (3) exterior frost-free hose bibs, front & rear.
 e) Schedule:

<u>ROOMS</u>	<u>FIXTURE</u>	<u>FAUCETS</u>
Master Bathroom	Whirlpool Kohler Sojourn	Revival K-T16119 PB.
	Shower acrylic base	Moen Posi-temp with Monticello Trim. Hand Held.
	Lavatories Kohler Portrait K-2189-8	Revival K-16102-4 PB
Powder Room	Toilet Portrait K-3490	
	Kohler Portrait K-2221-8 Pedestal Sink	Revival K-16102 PB
Baths	Toilet Portrait K-3490	
	Kohler Villager K-715716 Tub	Moen Posi-temp valves.
Kitchen	Toilet Kohler Wellworth K-3422	
	Kohler Brookline sinks	Moen single lever chrome.
Laundry	Kohler – Undermount SS K-3355	S.S. Extensa
	25"x22" Musty 10K	Moen One Touch 7385W

- 15) **H.V.A.C.:**
 a) Metal galvanized ductwork in basement, insulated ductwork in attic, bathroom & dryer venting to exterior, Cladlite slabs for outdoor condensers.
 a) Multi zone gas fired hot air.
 (92%) basement (80%) attic - & air conditioning with a 10 seer.
- 16) **FIREPLACE:**
 a) All Fireplaces are majestic wood-burning units or equal with Marble hearth and surrounds with custom wood mantles.
- 17) **INSULATION:**
 a) Pack insulation in all exterior doors & window frames.
 b) Insulate Kraft fiberglass - R13 exterior walls.
 c) Insulate Kraft fiberglass – R19 crawlspace.
 d) Insulate Kraft fiberglass - R30 ceilings.
 e) Tyvek house wrap.
- 18) **DRYWALL:**
 a) 1/2" Drywall on all interior walls & ceiling glued & screwed.
 b) 5/8" Drywall on garage walls (fire code) glued & screwed.
 c) Tape, 3 coats spackle & sanding.

- 19) **INTERIOR DOORS/TRIM/CLOSETS:**
- a) Interior doors - smooth face 6 panel masonite with paint grade jams and 3 1/2" colonial casing.
 - b) Base molding 7" colonial base throughout.
 - c) Crown molding, Chair Rail with Picture Frame molding below in Dining Room, Living Room and Foyer.
- 20) **FLOORING:**
- a) 2 1/4 " Oak hardwood all first floor – 1 1/4 Oak hardwood 2nd floor landing and hallway.
 - b) Walnut border in office and Dining Room.
 - c) Carpet all Bedrooms (\$20.00 sq. yd allowance).
 - d) Tile – all Bath floors, Laundry and Garage entrance.
- 21) **TILE:**
- a) Master bath floor (\$5.00 sq. ft. allowance)
 - b) All walls (\$4.00 sq. ft. allowance).
 - c) All other floors (\$4.00 sq. ft. allowance).
- 22) **CABINETS/COUNTER TOPS, VANITIES AND MIRRORS:**
- a) Vanities and Cabinets: see below for allowance.
 - b) Countertops: Kitchen - Granite Group #2
All Baths and Laundry - Corian Sierra Series
 - c) Kitchen Appliances: See below for allowance
(TOTAL ALLOWANCE FOR ITEMS A, B, and C = \$45,000.00)
 - d) Powder Room Mirrors – Oval Bevel Edge Mirror.
All other Baths – Plate Mirror over vanities.
- 23) **STAIRS/RAILINGS:**
- a) Main Staircase – Oak treads and Pine risers with Oak banister and Poplar balusters.
 - b) Secondary Staircase - Oak treads and Pine risers with Oak handrail.
 - c) Basement Staircase – all Pine with Oak handrail.
 - d) Attic Staircase – pull down.
 - e) Garage – pine.
- 24) **PAINTING:**
- a) Ceilings – Flat Off White.
 - b) Walls – Flat Off White.
 - c) Trim – Semi Gloss White.
 - d) Garage walls – Flat Off White.
- 25) **ELECTRIC:**
- a) 300 Amp electric service.
 - b) All wiring, plugs & switches as per N.J. Boca standard and minimum codes.
 - c) Smoke Detectors as per code.
 - d) Prewire for TV and Telephones in Kitchen, Family Room and all Bedrooms.
 - e) All electrical fixtures to be selected & supplied by Owner
Contractor will install all fixtures. (30 recess included)
- 26) **ALARM/INTERCOM SYSTEM & CENTRAL VAC:**
- a) Central Vac Beam 397B classic with standard accessories- thirty (30) foot hose and ten (10) outlets.
 - b) Security System Ademco Vista fifty (50) control panel with back up battery and three (3) indoor sirens.

- c) Two 6139 Custom English keypads-one at Garage entry and one in Master bedroom
- d) Intercom System with seven (7) stations.
- e) Speaker pre-wire kitchen, dining room, great room, Master bedroom and Library.

27)

MISCELLANEOUS:

- a) All permits by Contractor.
- b) All engineering by Contractor.
- c) City Sewer.
- d) City Water.
- e) Does not include additional site work or retaining walls.
- f) Unused allowances are not subject to refund, rebate or credit.

