

**38 W 10th Street
Clark Edward Development
Ocean City, NJ
08226 Building
Specifications**

All Overages/Extras/Change orders or Special Requests are to be paid at time of purchase or order. All overages/extras will also have a change order fee of 20% of the total cost less the cost of the allowance. Any changes may incur extra costs and possibly delay completion. Developer reserves the right to make selections.

Windows: Andersen 400 series Black Exterior/White painted interior vinyl windows, PVC trim exterior surrounds with grills as per plan. Screens provided.

Exterior Door, Exterior Deck Sliders, Patio Doors, and Garage Doors: Exterior doors will be a combination of Andersen Frenchwood patio doors/Frenchwood hinged doors and Therma-Tru Smooth Star entry door as per plan. Door hardware is Schlage Georgian Brushed nickel knob with deadbolt on the main entry door or like. All garage doors will be Haas 2400 Series, white single sided steel, non-insulated, with remote opener and keypad or equal product. Decorative handles, etc. are extra.

Roofing and Flashing: Owens Corning Duration asphalt shingles over equivalent synthetic underlayment. All valleys/roof and edges will have synthetic ice/water shield. Cupola with standing seam roof and 32" metal finial as per plans.

Exterior Siding and Trim: CertainTeed Siding as per plan. 1x4" PVC trim board window/door casings where applicable. Siding will be installed over CertaWrap as per manufacturer's specs.

*Stone Veneer shown on page A2 of plans above 2/12 Frieze board changed to B&B siding. Below Frieze board to remain stone veneer as per plan.

Cornice, Facias, and Soffit: Fascia's/rake boards will be wrapped in smooth white Aluminum trim coil stock. Drop Beams and deck perimeters will be clad with 1x PVC trim boards. Soffits will be CertainTeed T3.3" vented vinyl and solid vinyl where applicable. White aluminum K style Gutters will also be installed.

Exterior Decks: All decks will be hand laid Fiberglass with gel coat sealant. (Grey or Beige)

Exterior: Vinyl Railing, Black spindles (as per plans)

Interior Stairs:

Interior Stairs stained to match engineered hardwood.
Stair tower landings to be hardwood and stair treads stained to match engineered hardwood.

Plumbing: 1 hook up each for washing machine, dishwasher, and refrigerator/ice maker Outside hose bibs: 2ND and 3rd floor decks, 2 on garage exterior, and one at bulkhead.

Toilets: Gerber Viper white, comfort height, elongated bowls.

Bathroom Faucets, Shower trims/controls: Moen Dartmoor Series Brushed Nickel, 8 inches widespread.

Faucet Allowance - \$175 per faucet

Moen Dartmoor Posi-Temp shower trims/controls Brushed Nickel

Shower Trim Allowance - \$215 per shower control set up

Kitchen Faucet: Moen - Spot resist stainless

Kitchen Faucet Allowance: \$325

Hot water heater: Tankless, as per plans

Showers/Tub:

Bath #3 and #4 (1st Floor): Tiled shower/floor

Master Bath and Bath #5 (3rd Floor): Tiled shower/floor

Bath #2 (3rd Floor): Tub insert with Tiled Walls

Outside Shower: Cabana Shower

Elevator: Standard Electric Single Family Private Residential Elevator.

HVAC (Heating and Cooling): Gas heat with Central Air. Equipment will be Heil or Equivalent.

Heater will be 90% plus efficiency and the air conditioner will be high efficiency 13 Seer 410 A or equal. Two zone.

Electrical Installation: Electrical work will be completed as per plan including cable in each bedroom and great room. Location of outlets are approximate. Decora switches will be provided. All bedrooms will have ceiling fans with lights. A doorbell will also be provided.

Fireplace: One Majestic zero clearance direct vent natural gas fireplace with gas logs. Blower and remote are extra.

Fireplace Mantel & Surround:

Shiplap fireplace wall only

Granite, Quartz, or Tile surround

Wall-mounted floating shelf mantel

Allowance for fireplace surround included in total "Countertops allowance"

Insulation

As Per RES check: Fiberglass

batts Floor system

Exterior

walls Flat

Ceiling

Cathedral

ceiling

Interior partitions sound attenuation batts are optional.

Drywall: 5/8 fire code Type X sheetrock finished and sanded. Perimeters of sheet will be nailed, and field screwed. All bathrooms and kitchen splash areas will be done in 5/8 moisture board. All vertical 90-degree corners. All ceilings will have 2 layers of 5/8 fire code Type X sheetrock. Garage will be 5/8 Fiberock Aqua-tough on walls below design flood elevation DFE.

Ceramic Tile: All Bathroom floors, shower and tub walls, kitchen backsplash, and the entry foyer floor. Bathrooms will have wood 5 1/4" baseboards.

Special Patterns, Feature walls & Niches are extras. Tile Set based on 50/50 or Brickset only.

Allowance - \$4750

Wood Flooring: Hardwood throughout.
Material Allowance - \$6Sq/ft Material Only

Carpet: N/A – unless otherwise requested by buyer

Interior Trim: 5 1/4" Baseboard throughout. Craftsman style window/door casing, windows with 3/4" sill.

Interior Doors: Masonite Lincoln Park Interior Molded Doors finished with two coats of semi-gloss latex paint. Hardware will be Schlage levers or knobs or equivalent with brushed nickel finish.

Paint and Staining: Interior will be painted with 2 coats flat latex; two color choices are included. All ceilings and closets will be white. Trim will be semi-gloss latex. Garage will be flat latex.
Additional Colors - \$250/color for first two additional. \$450/color for any additional colors

Kitchen Cabinets, Vanities cabinets and Countertops

Kitchen Cabinets and Bathroom vanities: White Shaker Cabinets (soft catch/soft close) – Any other colors than white will be a change order.

Countertops Allowance: \$9400

Appliances:

Range-
Natural gas
GE Standard Cabinet Depth
Refrigerator GE Dishwasher
GE
Microwave
Washer/
Dryer
Range
Hood

If buyer selects own appliances - Allowance of \$8900

Bathroom Accessories: Bath #2 Tub/Shower to have Curved Brushed Nickel Shower Rod. Tile Showers will include frameless glass doors. 1/4" plate glass mirrors will be installed the width of the vanities. Each bathroom will include a Moen Dartmoor Brushed Nickel towel bar or ring and one paper holder.

Mirrors: All mirrors other than 1/4" plate glass are extra not including install. Any mirrors other than plate glass mirrors will be a change order minus cost for standard plate glass mirror.

Closet Shelving: One Shelf and Rod per clothes closet and four shelves in linen/pantry closets. Shelving will be steel wire with vinyl coating.
Wood Shelving – extra cost.

Concrete, Landscaping, Irrigation: As per Plan. Separate meter for irrigation system – extra cost at buyer's request.

Pre-Construction Meetings: If buyer would like to request a progress meeting during construction up to 3 meetings will be granted in writing with 7-day notice. Meetings are scheduled on Tuesday or Wednesday (excluding holidays or weekends) from 1-3pm. Requested meetings are typically scheduled during these stages of construction: rough mechanicals, interior millwork and at settlement.

On site visits: There will be no unscheduled/unsupervised on-site visits. If an on-site unsupervised visit occurs: first offense, buyers deposit becomes non-refundable and additional 10% due, second offense, immediate release of escrow to seller, and third offense the

seller/developer has the right to cancel the agreement of sale with buyer forfeiting entire deposit.

Change Orders: All change order discussions will be in writing conducted through email.

No refunds, credits, or substitutions.

Final As-Build, Elevation Certificate, Legal Description, Condo Survey & Condo Docs: can be delivered up to 72hrs prior to day of closing.