

The Thornbury
STANDARD SPECIFICATIONS

Concrete and Masonry

- ❖ Footings - Poured Concrete, #3000 p.s.i. per plan.
- ❖ Foundation Walls - Poured concrete basement walls 10” thickness @ 9’ standard height.
- ❖ ACQ treated sill plate with foam sealer anchored with bolts embedded in concrete foundation.
- ❖ Concrete Slab - 4” stone (basement) and 6 Mil Poly Vapor Barrier (basement); 4” concrete thickness, #3000, with crack control joints; reinforce garage slab as necessary.
- ❖ Waterproofing – Watch Dog spray coating & 4” diameter PVC perforated footing drains to be installed in gravel beds with fabric wrap protection or strip drain. (Interior drain under slab and or Exterior Foundation perimeter drain - **per code**)
- ❖ Egress Window – Bowman Kemp window well systems

Fireplace

- ❖ Zero clearance wood burning fireplace SR42A (capable of burning wood or adding *optional gas log package*)(Package includes gas piping, log set and standard black doors)
- ❖ Location
 - Family room (Superior / Lenox – RD42)
 - Mantle: Mt. Vernon Style Mantel, Painted White.
 - Surround and Hearth: Slate

Structural Framing

- ❖ Steel girder I-beam with steel support columns per plan.
- ❖ Custom **Wood Framing** – per plan **No Panels or Trusses**.
 - Foundation sill plate- ACQ treated with foam sill sealer.
 - Floor Joist System – GPI’S per plan or Equal.
 - All Framing lumber – Hem/Fir or Spruce/S-P-F (#2 S-Dry or better).
 - 2 x 6 Exterior Walls
 - Sub-flooring - 3/4” T & G Dryguard glued and nailed.
 - Exterior Wall Sheathing - 7/16 OSB or equal.
 - Corner Bracing - 7/16 OSB or equal.
 - Roof Sheathing - 7/16 OSB.
 - Ceiling Heights
 - First Floor (Most Areas) - 9/0.
 - Family Room is 12/0
 - Morning Room is 12/0
 - Second Floor (Most Areas) - 8/0.

Roofing

- ❖ 30 - Fiberglass dimensional shingle applied over #15 lb. Felt.
- ❖ Color – Weathered Wood
- ❖ Flashing – Aluminum.
- ❖ Roof Drip Edging – Aluminum at eaves and overhangs.
- ❖ Ridge Venting
- ❖ Ice & Water shield at valleys & eaves.

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- ❖ Gutters/Downspouts – Pre-finished White Aluminum 5” “K” style, layout by Builder. 3”x 4” Downspouts.

Windows and Exterior Doors

- ❖ Silverline by Anderson 3000 Series, white Double Hung Vinyl windows, with Low-E Argon Glass, tilt-in sashes and removable full screens with internal grids
 - Exterior Finish - White
 - Interior Finish – White – pre-finished
- ❖ Patio Doors (Vinyl slider)
 - Exterior Finish - White
 - Interior Finish – White – pre-finished
 - Hardware – White
- ❖ Front entry door (per approved plans) Thermatru – SmoothStar or Equal
 - Insulated fiberglass (Painted std, optional stain kit available)
 - Delaney Callan Chathan Handleset Knob in Oil Rubbed Bronze
- ❖ Garage Doors
 - Insulated garage doors per approved plans.
 - Clopay Gallery Series GD5SV series or equal
 - Includes Glass and Decorative Hardware
 - Includes Liftmaster 1/2HP Motor Opener with remote

Exterior

- ❖ Fascia - 2 x 8, Aluminum Wrap, color- White
- ❖ Rakes - 2 x 8, Aluminum Wrap, color- White
- ❖ Soffit - Prefinished, Vented; vinyl, color-White
- ❖ Garage Door Trim - 2 x 8, Aluminum Wrap, from Builder’s Standard Selections
- ❖ Cultured Stone, Vinyl Siding by Alside or equal from Builder’s Standard Selections (reference approved elevation). **Note:** All exterior walls wrapped with 15lb felt paper **in addition** to DuPont® Stucco Wrap™ or equal, at masonry areas.
- ❖ Wrap exterior walls with Tyvek® or equal

Exterior Areas/Landscaping

- ❖ Front and Mudroom Entry
 - Landing – Concrete.
 - Steps to Grade – Concrete.
- ❖ Flagstone Walkway – Flagstone stepping stone set in mulch.
 - Location/Layout - Driveway to front entry. (Layout by builder).
- ❖ Driveway
 - Layout by builder, 10’ driveway width
 - Base/Finish Thickness - 6” Stone Base, 2” hot mix blacktop.
 - Asphalt Rolled to 1-1/2” net wearing surface.
- ❖ Landscaping
 - Lot raked and seeded – disturbed area only.
 - Mulched planting beds at front elevation.

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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.

Heating/Air Conditioning

- ❖ Luxaire or equal from Builder's Standard Selections
 - Furnace Efficiency Rating – 95+.
 - Fuel source - Propane Gas.
 - Air Conditioning System Efficiency - 13 Seer.
 - Type of Distribution - Ducted Air.
 - Programmable Thermostat

Plumbing

- ❖ Kitchen
 - **Sink** – Sterling McAllister 32" x 18" x 9" Stainless Steel Single Bowl undermount sink.
 - **Sink Faucet** – Kohler Bellera in Polished Chrome with pull down Spray.
 - Dishwasher Hookup (Supply line and Drain line).
 - Garbage Disposal – Badger or equal.
 - Ice Maker Line (In wall Box Only). **Buyer is responsible for hook up to the appliance.**
- ❖ Bath # 1 – **Master Bath** – Chrome Finish.
 - Tub – Aquarius Tahi 6' Soaking tub. (per plan)
 - Tub Faucet - Roman Tub Filler: Kohler Devonshire with Lever Handle.
 - Shower – Tiled with Framed chrome door/enclosure with clear glass.
 - Shower Faucet – Kohler Devonshire with Lever Handle.
 - Shower neck at 6'8" height.
 - Vanity Top – Granite (Builder's Level I Selections)
 - Sinks – Two (2) Kohler Caxton 2210 undermount sinks in white per Plan.
 - Sink Faucets – Two (2) Kohler Devonshire with Lever Handle.
 - Water Closet – Sterling A Kohler Company Windham Elongated Bowl in white.
 - Accessories
 - (2) 24" Towel bars - Chrome
 - (1) Paper holder
 - (1) Corner Shampoo Shelf
 - Mirror - 42" height (length of vanity).
- ❖ All Other Baths per plan - All faucets are Kohler Coralais- 4" spread with Lever Handle, with Chrome Trim and Bath fixtures are **White** with Chrome Trim **unless noted otherwise.**
 - Tub – Sterling Ensemble in all secondary baths unless otherwise noted.
 - Tub/Shower Faucets – Kohler Coralais with Lever Handle.
 - Shower – Tiled with Framed chrome door/enclosure with clear glass (*Shower for Bath 3*).

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- Shower Faucet – Kohler Coralais with Lever Handle.
- Shower neck at 6'8" height.
- Vanity Top – Cultured marble. (Builder's Level I Selections)
- Sinks - One (1) or Two (2) Integral with cultured marble top per plan.
- Sink Faucets – One (1) or Two (2) Kohler Coralais with Lever Handle.
- Water Closet – Sterling *A Kohler Company* Windham Elongated Bowl in white.
- Accessories
 - (1) 18" Towel bar
 - (1) Paper holder
 - Ceramic Soap Dish – One (1) Wall Mount.
 - Shower Curtain Rod – Chrome Finish.
 - Mirror - 42" height (length of vanity).

- ❖ Formal Powder Room
 - Pedestal Sink - Kohler Veer 24" K-5266-1 in white.
 - Faucet – Kohler Devonshire with Lever Handles.
 - Water Closets – Sterling *A Kohler Company* Windham Elongated Bowl in white.
 - Accessories (Towel and Paper holder, in Chrome)
 - Mirror – Oval with beveled edge.

- ❖ Laundry
 - Hot/Cold water supply and drain facilities self-contained Washer Box with quick shutoff.
 - One(1) Wall Mounted Utility tub Mustee
 - (1) Kohler K15270 chrome faucet
 - Dryer Vent - 4" Rigid Duct to exterior.

- ❖ Exterior Hose Bib
 - Frost-free design plus shut off valve at interior.
 - One (1) Front, One (1) Rear. (Located by Builder)
 - Pre-piped for future Radon mitigation. (Location determined 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

- ❖ Water Heater
 1. Water heater: gas Tankless Water Heater Rheem or Equal
 2. Fuel Source – Propane
- ❖ Interior Supply Piping
 3. CPVC
 4. 3/4" Mains, 1/2" Laterals.
- ❖ Drain Piping
 1. PVC Schedule - #40.

Electrical

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- ❖ **1- 400 Amp Panels, Circuitry, Wiring, Switches, Receptacles and Fixtures will be located and installed as required per code, standard layout determined by electrical contractor.**
 1. Circuitry is provided for connection of the following major items:
 - Two (2) Heating/Air Conditioning System.
 - Clothes Dryer (220V).
 - Clothes Washer.
 - Cooktop
 - Hood
 - Microwave.
 - Dishwasher.
 - Refrigerator.
 - Double Wall Oven.
 - (3) # 12-2 circuit for G.F.I. (Laundry, Master bath, Others)
 - G.F.I. receptacles. (Baths – **per code**, Exterior (2) front & rear, Garage (1)).
 - Builder to Supply and install the following items:
 - ◆ White switches and receptacles.
 - ◆ Door Chime (Front door bell button).
 - ◆ Six (6) Recessed light Fixtures in the Kitchen
 - ◆ Fan/Light combination fixtures in any bathrooms or powder room(s) without windows, ducted to exterior (per code).
 - ◆ Six (6) Communication Points Coax RG-6 or Cat-5
 - 9 –smoke detectors
 - 1 in ea. Bedroom
 - 2 upstairs hall
 - 1 first floor (Mudroom)
 - 1 basement (At bottom of basement stairwell)

The Following are Supplied by Builder’s Approved Supplier and Installed by Builder per Plan.
Allowance to purchase the following is \$1,200.00. (Selections Required).

2. Surface Mounted Interior Lighting Fixtures.
3. Surface Mounted Exterior Lighting Fixtures.

- ❖ **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.**
 1. **If the customer does not select fixtures the builder will supply & install standard lighting to obtain a certificate of occupancy for settlement at the buyers cost.**
 2. **Any large or elaborate fixtures requiring additional installation time shall be paid by Buyer.**
 3. **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 per industry standards. There will be a charge for any changes.**

Insulation

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- ❖ Res- Checks performed by a Certified Energy Consultant including a Blower Door Duct Test
- ❖ Exterior (2 x 6) walls of conditioned areas R-19 (Kraft Faced Fiberglass Batts).
- ❖ Ceiling (between finished area and attic) R-38 Blown in at flat ceiling areas; Baffles at eaves.
 1. R-30 Batts at Cathedral ceiling areas; Baffles at eaves.
- ❖ Basement Walls – R-11 Blankets on all basement walls
- ❖ Air Infiltration Control.
 1. Foam air sealing package for energy efficiency.
 2. ½” Insulation board as needed.

Drywall

- ❖ Walls of finished areas - ½”.
- ❖ Ceilings of finished areas -½”.
- ❖ Common wall of house and garage - One (1) layers of 5/8” Type X Firecode.(per code)
- ❖ Ceiling of garage -One (1) layer of 5/8” Type X Firecode.(per code)
- ❖ Remainder of garage - ½”.
- ❖ Shower Areas - ½”Cement backer board.
- ❖ Installation/Fastening – Glue all, nail perimeter, and screw field.
- ❖ Finishing
 1. (1)Tape coat and sand.
 2. (2) Finish coat and sand / sponge.
 3. (3) Skim coat / sponge.

Flooring

- ❖ Hardwood (Builder’s Standard Selections) 3/4” x 2 1/4” pre-finished oak- flooring with polyurethane enriched and aluminum oxide finish.
 1. Locations; Foyer, Stair Landing, Dining Room, Powder Room, Walkway from Foyer to kitchen, Kitchen, Morning Room, Pantry Closet, Butler’s Pantry, Mudroom and Laundry Room..
- ❖ Ceramic Tile (Choose from Builder’s Standard Selections).
 1. Locations;
 - Master bath - 8” x 8” tiles on bath floors, 6” x 6” tile on shower walls to ceiling height, and tub platform, 2” x 2” on Shower Floor.
 - Other bathrooms Glazed ceramic 8” x 8” tiles on floors, 6” x 6” tile on tub/shower walls to ceiling height.
- ❖ All other rooms and associated Closets carpet (Choose from Builder’s Standard Selections).

All selections to be made through Builder’s approved supplier only.

Staircases

- ❖ Main Stair Case
 1. Treads - Oak, Stain / Polyurethane.
 2. Risers - Painted (same color as trim).
 3. Stringer - Painted (same color as trim).

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4. Newel Posts - Poplar or Beech, painted (same color as trim).
 5. Handrail - Oak, Stain/Poly (stained same as flooring above).
 6. Balusters - Poplar, painted.
- ❖ Basement Stairs;
1. Yellow Pine Box Unit. (Treads, Riser, Skirts and Handrail painted)

Interior Millwork

- ❖ Interior Doors
1. Two Panel Arch Top Style (Camden), Textured, 6/8, HCM, painted.
 2. Finger Joint Jambs, pine, painted.
 3. Casing Trim - 3-1/4", Mdf, painted.
 4. Hardware – Delaney Callan Aged Bronze (Knob)
- ❖ Window Trim Casing
1. 3-1/4" RB3 Mdf High Profile painted with sill molding, painted.(casement windows picture framed)
- ❖ Cased openings at Dining Room and Foyer (per model)
- ❖ Baseboard molding 5-1/4" Mdf High Profile painted.
- ❖ Crown Molding (1 Piece style, Mdf painted)
1. Locations
 - Foyer
 - Dining room
 - Powder Room
- ❖ Closet Shelving
- Ventilated system; One (1) shelf/rod per closet, 4 shelves per linen/pantry. (*Free Slide System*)

Cabinets & Appliances (From Builder's Standard Level I Selections)

- ❖ Century "Gatehouse" kitchen base and 42" height wall cabinets.
1. Kitchen Countertops (Including island countertop).
 - Granite (Builder's Level I Standard selections with standard edges).
- ❖ Kitchen Appliances (*Stainless steel package*)
1. Cooktop – GE 30" Gas Cooktop, with hood vented to exterior.
 2. Microwave –GE Stainless Steel
 3. Dishwasher – GE Stainless Steel
 4. Double Wall Oven – GE Stainless Steel
- ❖ Vanity cabinets by Century "Gate House"
1. Vanity tops
 - Master Bath - Granite Level I Granite Tops
 - All other baths with vanities: cultured marble (Builder's Standard Selections).

Interior & Exterior Painting

- ❖ Exterior millwork and trim (**as applicable**).
1. Doors - two (2) coats Semi-Gloss Latex.

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- 2. Window trim two (2) coats Semi-Gloss Latex.
- 3. Detail moldings two (2) coats Semi-Gloss Latex.
- ❖ Walls and ceilings - (2) coats flat latex (same color), "MAB Pro-30" or equal
- ❖ Trim - (2) coats semi-gloss latex (can be different color, selected from "M.A.B. Pro 30" (whites, or equal)

Cleaning

- ❖ House and windows will be professionally cleaned prior to settlement.

Warranty

- ❖ Quality Builders Warranty© (QBW's Premier Protection Plan)

THE INFORMATION PRESENTED HEREIN IS SUBJECT TO CHANGE, ERROR AND OMISSION.

The Builder reserves the right to supplement any of the materials listed on this form with equal or better than materials. The Builder also reserves the right to not need any approval from Buyer in order to make these substitutions or changes but Builder will try as best as possible to notify the Buyer. All dimensions are approximate and subject to field variations.

APPROVAL BY SELLER:

SELLER, by and through its duly authorized corporate offices, hereby approves the above Standard Specifications this _____ day of _____, A.D.

SELLER: Bainbridge Homes, Inc.

_____ (Seal)

BY: President / Vice President / Treasurer

Print name: _____

Buyer: _____

SELECTIONS ARE TO BE COMPLETED WITHIN 30 DAYS OF SIGNING YOUR CONTRACT PRIOR TO START OF CONSTRUCTION. CHANGES AFTER THE SELECTION PERIOD WILL BE MORE COSTLY AND WILL DELAY THE COMPLETION/SETTLEMENT DATE. ALL SELECTIONS ARE TO BE MADE THROUGH BUILDER'S APPROVED SUPPLIERS ONLY.

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A LATE SELECTION/CHANGE WILL BE MORE COSTLY AND WILL DELAY YOUR COMPLETION/SETTLEMENT DATE.

In witness whereof, the parties hereto have hereunto set their hands and seals

This _____ day of _____, 20 ____.

Witness

Buyer

Witness

Buyer

Buyer's Initials: _____

Buyer's Initials: _____