

**3541-43 Haven Ave
Ocean City, NJ 08226
Clark Edward Development
Building Specifications/Rules/Meetings**

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.

Units that have an Elevator will also need to have a Verizon Hard telephone line set up in advance of NJ Elevator State Inspection. Property may be issued with Temporary Certificate of Occupancy from City of Ocean City until State of NJ inspection documentation is approved and forwarded to City of Ocean City for final Certificate of Occupancy. If buyers mortgage company requires escrow, buyer is solely responsible for difference to seller at closing. Upon closing buyer will transfer and assume responsibility of the current Verizon telephone line.

Windows White Viwinco S-Series vinyl double-hung windows w/ 3 ½" applied 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 Viwinco gliding patio, Anderson Frenchwood hinged door to roof top deck and/or Therma-Tru Smooth Star entry doors as per plan. Door hardware is Schlage Georgian Brushed nickel knob with deadbolt on the main entry door. 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.

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

Siding Selection: Herringbone

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: 1st floor front Deck hand laid Fiberglass
1st floor rear deck/ 2nd Floor Decks will be hand laid Fiberglass with gel coat sealant. (Gray)

Exterior: Vinyl Railing, White spindles

Interior Stairs:

Interior stairs and 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 as per plan, 1 outside grill gas line

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

Bathroom Faucets, Shower trims/controls: Moen Dartmoor Series Chrome, 8 inches widespread. Moen Dartmoor Posi-Temp shower trims/controls Chrome

Kitchen Faucet: Moen Chrome

Hot water heater: As Per Plan

Showers/Tub:

Master Bath:	Tiled shower/floor
Bathroom #1(2 nd Floor):	Tiled shower/floor
Hall Bath – Bathroom #2:	Tub insert with Tiled Walls

Outside Shower: As per Plans

Elevator: Standard Electric Single Family Private Residential Elevator or equivalent

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. Single 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. Allowance for Electrical Fixtures/Fan in Great Room, Bathrooms and Front deck wall lights/side entry light.

Fireplace: Gas Fireplace

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. All sheetrock will be glued and screwed. 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 or bullnose. 1st floor ceiling will be 5/8 fire code Type X sheetrock. Garage walls will be 5/8, garage ceilings to be 2 layers of 5/8 Type X sheetrock. Fiberock Aqua-tough on walls below design flood elevation DFE. Resilient channel and RSI clips.

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

Wood Flooring: Engineered Hardwood Flooring will be installed throughout Great room, Hallways, Bedrooms, and Powder Room.

Interior Trim: 7" Baseboard throughout. 3 1/2" Craftsman window/door casing, windows with 3/4" sill. Shiplap above fireplace with stone mantle.

Living Room/Great Room/Kitchen Ceiling: 1st Floor Great Room will include 4 5/8" crown molding, including around the fireplace.

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

Paint and Staining: Interior will be painted with 2 coats matte finish; two color choices are included for great room/hallway/bedrooms/bathrooms walls. All ceilings and closets will be white. Trim will be semi-gloss latex. Garage will be flat latex.
Additional Colors - \$1000/color.
Other finishes extra

Kitchen Cabinets, Vanities cabinets and Countertops: White shaker Cabinetry and Soft Catch/Soft Close cabinets. Countertops and cabinet hardware selected by Developer unless time exists.

Appliances:

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

Bathroom Accessories: Hall Bath Shower to have Curved Chrome Shower Rod. Master Shower will include frameless glass door. 1/4" plate glass mirrors will be installed the width of the vanities. Each bathroom will include a Moen chrome towel bar, or ring and one paper holder.

Mirrors: All mirrors other than 1/4" plate glass or wall hung mirrors are extra not including install.

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

Concrete, Landscaping, Irrigation: As per Plan.

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 onsite 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.