

**Clark Edward Development
1922 Ferndale Dr
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.

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, the buyer will transfer and assume responsibility of the current Verizon telephone line.

Windows: White Anderson 400 Series with exterior pvc surrounds with grills as per plans. White exterior/white interior. Screens provided.

Exterior Door, Exterior Deck Sliders, Patio Doors, and Garage Doors: Therma-Tru classic craft stained entry door. Exterior doors will be a combination of Anderson French wood patio doors as per plan. Door hardware is Schlage nickel knob or lever w/ choice of color 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. Standing seam aluminum where applicable.

Exterior Siding and Trim: NuCedar and Hardi Plank Siding as per plan. 1x4" PVC trim board window/door casings where applicable. Siding will be installed over housewrap as per manufacturer's specs. Worldy Grey color.

Cornice, Facias, and Soffit: Fascia's/rake boards will be wrapped in 1x PVC trim boards. 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 PVC deck boards.
2nd Floor & ½ Story Decks will be hand laid Fiberglass with gel coat sealant. (Grey)
Porch ceilings will be mahogany.

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

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

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

Bathroom Faucets, Shower trims/controls: Moen

Kitchen Faucet: Moen or equivalent

Hot water heater: Tankless Navien

Showers/Tub:

1st Floor

Bath # 4: Tiled shower/floor

2nd Floor

Hall Bath(Bath #3): Tub insert with Tiled Walls

Bath # 2: Tiled shower/floor

Master Bath: Tiled shower/floor

½ Floor

Bath # 5: Tiled shower/floor

Outside Shower: Cabana Shower - As per Plans

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. 2 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.

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

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. Quarter round bull nose finish. 1st and 2nd floor ceiling will have 1 layer of 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.

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.

Wood Flooring: Engineered Hardwood Flooring will be installed throughout home.

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

Living Room/Great Room/Kitchen Ceiling: Great Room will include 4 5/8" crown molding.

Interior Doors: Masonite Lincoln Park solid wood doors finished with two coats of gloss latex paint. Bedroom and bathroom doors will be solid core. Hardware will be Matte Black levers or knobs or equivalent

Paint and Staining: Interior will be painted with 2 coats flat latex; 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

Kitchen Cabinets, Vanities cabinets and Countertops

To be selected by Developer

Appliances: UPGRADED APPLIANCES

Range- Natural gas
Cabinet Depth Refrigerator
Dishwasher
Microwave
Washer/Dryer – Full size
Range Hood

Bathroom Accessories: Hall Bath Shower to have Curved Shower Rod. Showers will include frameless glass door. Each bathroom will include a towel bar, or ring and one paper holder.

Mirrors: Mirrors will be custom hung.

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 or Melamine Shelving – extra cost.

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.