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Standard Construction Specifications, Included Services and Out of Scope Items

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- (1) Specifications are subject to change without notice and are subject to materials availability and lead time.
- (2) Dimensions are joist band to joist band.
- (3) Specifications are as allowed by site specific codes, conditions and requirements.

General

- Green building standard - Energy Star compliant construction, 3rd party certification
- High wind zone engineering and construction (as required)
- CertainTeed Mainstreet 4/4 vinyl siding (delete from factory, install on site)
- NJ state and local code compliance
- Exterior house wrap (high wind zone material as required)
- 10 year warranty - NJ State DCA

Site work

- Surveys: excavation offset, footings, footing pin-set, foundation as-built, final (with topography as required by municipality)
- Excavation: soil removal and backfill
- Seeded front lawn with top soil (up to 30')
- Sewer and Water Hook Up (curb to house)
- Final grading: 30' front and rear, 15' each side
- Steps to exterior doors with concrete landings as required per design
- Installation via set crew and crane
- Blacktop driveway (up to 30')
- Concrete walkway front door to curb (up to 30')

Foundation and basement

- full height superior walls basement (unfinished)
- (1) sump pump/pit/wiring (drained outside, next to house)
- 4" concrete floor slab over vinyl vapor barrier with French Drain over 12" clean crushed stone base

Floor Construction

- sheathing: 3/4" exterior CDX plywood (glued and screwed to floor joists)
- joists: 2x10 joists, 16" o.c. with metal cross-bridging, R-19 insulation (S/L first floor)
- center beam (at mating walls): triple band, each side

Walls and ceilings

- walls (exterior): 2x6 studs, 16" o.c., double top plate, single bottom plate, R-19 insulation
- Walls (interior): 2x4 studs, 16" o.c., double top plate, single bottom plate
- ceilings (first floor): 9' height (as permitted by height limits)
- sheathing: 7/16" OSB (glued to studs up to 4')
- Mating walls: 2x4 studs, 16" o.c.
- ceiling joists: 2x6, 16" o.c., R-30 insulation
- Drywall (walls): 1/2" gypsum wall board, glued to studs, perimeter screwed
- Drywall (ceilings): 1/2" gypsum wall board, glued to joists

Roof and attic
6/12 roof with storage truss design, 2x6 construction, 16" o.c.
Tamko 30 year architectural self sealing shingles over 15# felt paper underlayment
Insulation (2nd floor ceiling): R-38, with vapor barrier
Gambrel option available for meeting height requirements
sheathing: 1/2" exterior CDX plywood
Shingled ridge vent, vented soffit, ice shield at eaves, aluminum drip edge and fascia
Attic is unfinished
12" Gable overhangs, 10" eave overhang (folding design as necessary)
Gutters: 5" seamless with 2x3 downspouts, white or brown
Doors and windows
Front entry door: ThermaTru Smooth-Star S6021, 3'0" (3068), clear glass
Rear/side entry doors: Distinction 2868 (2'8"), 9 lite, satin nickel hardware
Garage passage door: 36" six panel fire rated door (steel jamb), self closing, satin nickel hardware
Garage doors: Clopay Steel Premium Series - 3 layer, insulated steel
Interior passage doors: Jeld Wen - solid core - 3'0" (3068) - 2 panel Cambridge with Ovolo sticking, satin nickel hardware
Windows: Andersen 400 Series, Low-E, DP-50, full screens, grills optional
Interior features
Colonial finger jointed trim. Factory to cut and tack all Base Molding where flooring is site installed
Flooring (entry foyer): 12"x12" tile, white, set straight with grey grout
Flooring (family room, dining room, bedrooms, hallways and stairs): Shaw 100% Nylon 26 oz. carpet and pad (S/L)
Satin nickel lighting and plumbing fixtures
Oak railings at Staircase and at areas open to below (on-site installation, delete from factory)
Picture framed window casing with sill
Fireplace: Gas (Direct Vent), mantle and hearth included
Closets: Vinyl coated, ventilated. Five shelves in Linen and Pantry closets, (1) all other closets
Stairs: MDF board treads and pine risers for carpet (2 stringers up to 36" width, 3 stringers over 36")
Painting. Walls: 2 coats sprayed, Duron eggshell white. Trim: Sherwin Williams Luminous white Semi-gloss
Electrical
Exterior GFI receptacles, RCA TV jacks and phone jacks: (2) each per plan (home runs)
DECORA style switches and outlets throughout
110v receptacle for gas range
Grounded electrical system utilizing UL and (where applicable) Energy Star approved devices
200 Amp breaker panel (Drop location specified for site installation)
Doorbell (front door)
Lighting fixtures: Kitchen, Dining room, Hall, Foyer and exterior doors (Progress Brand) - Energy Star compliant
Smoke/CO detectors: hard wired, battery backup, as required
100v receptacle for gas clothes dryer
Overhead electrical service (pole to house)
Plumbing - HVAC - Mechanical
PEX supply lines to all fixtures (manifold location per site specification)
PVC drain, waste and vents: 1-1/2" fixture vent, 3" main soil drain
Tankless natural gas water heater (delete factory supplied appliance)
Hot and Cold water supplies for clothes washer
Drain pan and plumbing for clothes washer
Vents stubbed into attic (through roof completion on site)
Gas supply for range, clothes dryer and fireplace
Dual zone forced hot air with A/C (delete factory standard)

Kitchen
PennCraft cabinets - raised panel oak cabinets (base cabinets include pull out trays) with crown molding above wall cabinets
Moen Chateau lever faucet with sprayer hose and 8" deep double bowl sink
Ice maker water supply: behind refrigerator, includes recessed housing and shut-off
12"x12" tile, white, set straight with grey grout
Cultura (Kerrico) countertop with 4" backsplash, integrated bowl
Range hood 30" - exterior vented
Bathrooms
Bath vanity: Merillat Seneca Ridge raised panel oak vanity
Cultura (Kerrico) vanity top, integrated bowl
BATHS: Aker (Max) tub/shower fiberglass 60" unit size.
BATHS: Moen Chateau Posi-temp valve.
BATHS: 1.6 gallon elongated toilets (S/L if tile installed on-site)
Exhaust fan for 1/2 baths and combination heat/fan for full baths (lights mounted separately)
Flooring: 12"x12" tile, white, set straight with grey grout
Bath: Mirror, recessed, frameless medicine cabinet, beauty bar light above vanity.
Out of Scope Items
appliances (including washer and dryer)
demolition
variance and land use fees
Engineering
Plot Plan
Drainage basins
Water/Sewer Taps (main to curb)
underground gutter drainage
Septic system
SMRSA/MMRSA fees
Wells
drywells
Tree removal
Decks
UST searches, removal or remediation
Curbs, sidewalks and apron
Utility poles
Asbestos Abatement
Retaining walls
Pilings: engineering, installation and design adaptation