

# CORE

## Exceptional Home Features

Core Developers, LLC.

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[www.builtbycraft.com](http://www.builtbycraft.com)



### **Pre Construction:**

- Lot Engineering and Survey
  - Builder will determine the height of the first floor of the house and garage floor in relation to the street and existing grades. All decisions pertaining to depth of excavation, rough grading and final grading will be determined by the builder.

### **Foundation and Flatwork:**

- Footings
  - To code, township inspected and approved
- Basement
  - Solid poured walls, 9' high with an asphalt based waterproofing or equivalent
  - Optional higher basement heights, priced through design firm
- Sump Pit
  - 4" Interior drain pipe with a sump pit and outlet
    - Pump optional and priced upon request
  - 2<sup>nd</sup> Sump pit with outlet, pump and battery backup, priced through design firm
- Porches, Patios and Exterior Steps
  - 4" Concrete with welded wire mesh
- Garage Floor
  - 4" Concrete with welded wire mesh
- Basement Floor
  - 4" Concrete with pier pads and vapor barrier to design



## **Framing:**

- Floor Joist
  - Dimensional, installed in accordance to approved plan
- Roof Rafters
  - Dimensional or engineered truss roof package, installed in accordance to approved plan, builder selected
- Wall Sheathing
  - Zip wall or OSB and house wrap, builder selected
- Roof Sheathing
  - 7/16<sup>th</sup> OSB or zip wall, builder selected
- Sub Flooring
  - 3/4" T & G engineered flooring
- First Floor Walls
  - 9', 2" x 6", (104 5/8" precut) exterior walls
  - 9', 2" x 4", (104 5/8" precut) interior walls
- Second Floor Framing
  - 8', 2" x 6", (92 5/8" precut) exterior walls
  - 8', 2" x 4" (92 5/8" precut) interior walls



### **Insulation:**

- Walls
  - To code or res-check
  - Optional energy efficient combo system with 2” closed cell spray foam, priced through design firm
- Ceiling
  - To code or res-check

### **Roofing:**

- Shingles
  - 25 Year architectural shingles (Tamko “Heritage Classic” color selection)
  - Optional standing seam aluminum on front façade only (main porch, standard color selection), priced through design firm
- Underlayment
  - Felt buster synthetic roof felt (if applicable)
- Flashing
  - Aluminum

### **Gutters and Downspouts:**

- Gutters
  - 5” white aluminum k-style
- Spouts
  - 2” x 3” white aluminum
- Optional black gutters and spouts, priced through design firm
- Optional ½ round gutters and round downspouts, priced through design firm



## Windows & Doors:

- Windows
  - Silverline or PlyGem white exterior and white interior
  - Single Hung
  - Optional black exterior and black interior, priced through design firm
  - Optional double hung or casement windows, priced through design firm
- Doors
  - Front Door
    - Fiberglass to match signed elevation
      - Schlage “Stratus” knobs in satin nickel
      - Optional hardware selections, priced through design firm
  - Other Exterior Door(s)
    - Fiberglass to match signed elevation
      - Schlage “Stratus” knobs in satin nickel
      - Optional hardware selections, priced through design firm
  - Sliding Door(s)
    - Silverline or PlyGem white exterior and white interior
    - Optional black exterior and black interior, priced through design firm



- Interior
  - 6'8", hollow core, six-panel or two-panel square, smooth finish
    - Schlage "Stratus" knobs in satin nickel
    - Optional hardware selections priced upon, priced through design firm
  - Optional interior door options, priced through design firm
  - Optional barn doors, priced through design firm
  - Optional pocket doors, priced through design firm
- Garage Door(s)
  - Builder supplied insulated steel raised panel door
    - 1 Row of glass (4 lites)
    - Optional opener, priced though design firm
    - Optional carriage hardware, priced through design firm
    - Optional wireless keypad, priced through design firm

**Interior Walls:**

- Material
  - ½" sheet rock, screwed, and glued
- Finish
  - Class 4, sanded and prepped for flat paint



## Exterior Walls:

- Front
  - Level 1 Split stone or brick, layout determined by builder
  - 5” Vinyl siding, “Mastic Ovation” in builder’s standard colors
  - Bluestone sills and cap where applicable
  - 10” permacast columns, where applicable builder placed
- Sides and Rear
  - 5” vinyl siding, “Mastic Ovation” standard colors

## Finished Flooring:

- First Floor
  - T & G hardwood site finished, #1 common Red Oak 4” x ¾”, selection of stains from DuraSeal
  - Up to 3 stain samples can be put down for in person selection if desired
- Laundry Room and Secondary Full Baths
  - Ceramic tile, level 1 material selection, set in straight pattern (material selection **MUST** be made through The Tile Shop)
  - Optional tile material and setting patterns, priced through design firm
- Primary Bathroom
  - Ceramic tile, level 1 material selection, set in straight pattern (material selection **MUST** be made through The Tile Shop)
  - Optional tile material and setting patterns, priced through design firm
- Other Areas
  - Wall to wall carpeting over 5 lb. rebond pad, Shaw “Union Terrace” collection in a variety of colors
  - Optional custom carpet selections, priced through design firm



**Trim:**

- Baseboard (Entire Home)
  - 5 ¼” MDF colonial style, builder supplied
- Casement (Entire Home)
  - Windows:
    - 3 ¼” MDF craftsman style, builder supplied
  - Doors
    - 3¼” MDF craftsman style, builder supplied
- Optional Coffered Ceiling (Family Room)
  - Builder designed and sized
  - Custom designs, sizes and additional rooms priced through design firm
- Optional Tray Ceiling (Primary Bedroom)
  - Builder designed and sized
  - Custom designs, sizes and additional rooms priced through design firm
- Optional Trim
  - All priced upon request through design firm
  - Window and door casement styles
  - Crown molding
  - Shadow boxing/wainscoting, builder designed
  - Custom trim (pricing based on design and material selection)



### **Fireplace:**

- 32” Quartz gas fireplace or similar, builder selected when included
- Slate surround with MDF primed “Wescott” mantel when included
- Optional units & custom surround designs, priced through design firm

### **Stairs:**

- Main Stair
  - Red oak box treads with painted white pine risers
  - Handrail to code, 6010 red oak, choice of stain, 5016 pin top baluster, pre-primed
  - 4040 red oak newels or equivalent, builder selected and supplied
  - Optional custom designs, priced through design firm
- Other stairs
  - Carpet grade utility pine box treads and risers
  - Pine oval handrail to code

### **Painting:**

- Interior Trim, Doors & Inside of Exterior Doors
  - Two coats of latex satin finish, Color “All White No. 2005”
- Interior Walls and Ceilings
  - Two coats of latex flat finish, Color “Extra White No. 7006”
  - Optional custom colors, priced through design firm, per room
- Exterior
  - Front Door
    - Two coats of latex satin finish, Color client selected (exterior only)
    - Optional custom colors, priced through design firm



- Other Doors
  - Two coats of latex satin finish, Color “Pure White No. 2005” (exterior only)
  - Optional custom colors, priced through design firm
- Trim
  - Two coats of latex satin finish, Color “Pure White No. 2005”
  - Optional custom colors, priced through design firm

**Electrical Work:**

- Outlets
  - To code, inspecting by township
- Switches
  - Toggle style included
  - Decora style and other switch options priced through design firm
- Installation
  - To code, inspecting by township
- Internet and Cable Jacks
  - 1 Cat6 and 2 cable (coaxial) lines, client placed
  - Additional Cat6 or cable lines, priced through design firm
- Basement
  - Porcelain fixtures where applicable, builder supplied
- Exterior Outlets
  - To code, inspecting by township



- Exterior Doors
  - Single exterior light at each door, client provided, selected through Lighting By Design
- Smoke and/or CO Detectors
  - Location by code, hardwired with battery backup
- Service
  - 200 Amp electrical service, to code
  - Optional 320 Amp service, priced through design firm
- Light Fixtures
  - 20 High hats, builder selected, client placed
  - Additional lights, client provided, builder installed, selected through Lighting By Design
    - Dressing of light fixtures with crystals, elaborate trim or accessories is not included with standard installation. This service can be added and priced upon request if desired.
    - At a minimum lighting to code must be provided.
    - All selected lighting must be in stock and readily available. Special order or back ordered items that are not on site when final electrical work is completed will not be installed.
    - The client may, if they wish, arrange for missing lights to be installed after settlement directly with the electrical trade partner. Additional trip/service charges for the completion of this work will be applicable.



- Thermostats
  - Programmable, builder supplied and placed
- Heating
  - Single zone propane forced hot air furnace. 92% efficiency, Bryant or equivalent
  - Single zone second system with high efficiency heat pump
  - Builder designed for size, both systems
- Air Conditioning
  - Dual zone, 13 Seer, Bryant or equivalent
  - Builder designed for size

**Plumbing:**

- Water Lines
  - Uponer PEX corrosion resistant system
  - PEX Manibloc system, priced through design firm
    - If desired, PEX Manibloc system must be selected before rough plumbing is completed
- Installation
  - To code, township inspected
- Outside Hose Bibs
  - Two frost free bibs, builder placed
- Sewer & Water
  - Public sewer & public water

- Hot Water Heater



- 50 Gallon, builder supplied
- Optional Navien tankless water heater, priced through design firm
- Fuel
  - Propane or natural gas, builder selected

#### **Sprinkler:**

- To code if required by local municipality
- Includes exposed heads
  - Optional concealed heads, priced through design firm

#### **Primary Bathroom:**

- Shower
  - Ceramic tile wet bed, level 1 mosaic material selection (material selection **MUST** be made through The Tile Shop)
    - Optional tile material and setting patterns, priced through design firm
  - Ceramic tile walls, level 1 material selection set in straight pattern (material selection **MUST** be made through The Tile Shop)
    - Optional tile material and setting patterns, priced through design firm
  - Semi-frameless clear glass, chrome hardware, with single door
    - Frameless glass doors, priced through design firm
  - Optional corner shelves, priced through design firm
  - Optional bench seat, priced through design firm
  - Plumbing fixture layout is at discretion of builder, Moen “Gibson” fixtures in chrome
    - Optional custom fixture layouts, priced through design firm
  - Optional thresholds, priced through design firm



- 1 Exhaust fan
- Tub & Filler (if applicable to floor plan)
  - Signature Hardware “Renlo” 67” freestanding tub in white, or equivalent, builder selected
  - Miseno (#MNO194ACP) floor mounted tub filler in chrome, or equivalent, builder selected
- Floor
  - Ceramic Tile, level 1 material selection, set in straight pattern (material selection **MUST** be made through The Tile Shop)
    - Optional tile material and setting patterns, priced through design firm
  - Optional heated floor, priced through design firm
- Vanity
  - Century “Gatehouse” cabinetry
  - Cultured marble top with standard integrated bowls
- Toilet
  - White elongated front bowl, builder supplied, Sterling or equivalent
- Faucet(s)
  - Moen “Gibson” fixture(s) in chrome, 4” spread, builder supplied
- Bathroom Accessories
  - Optional and priced though design firm
- Mirrors
  - Optional and priced though design firm



## Hall or Secondary Bath(s):

- Tub / Shower Combo
  - Fiberglass tub (Sterling or equivalent, builder supplied) with 3x6” white gloss tile surround set in subway pattern.
    - Optional tile material and setting patterns priced upon request (material selection **MUST** be made through The Tile Shop)
  - Plumbing fixture layout is at discretion of builder, Moen “Gibson” fixtures in chrome
    - Optional custom fixture layouts, priced through design firm
  - 1 Exhaust fan
- Floor
  - Ceramic Tile, level 1 material selection, set in straight pattern (material selection **MUST** be made through The Tile Shop)
    - Optional tile material and setting patterns, priced through design firm
  - Optional heated floor, priced through design firm
- Vanity
  - Century “Gatehouse” cabinets
  - White cultured marble top and standard bowls
- Toilet
  - White elongated front bowl, builder supplied, Sterling or equivalent
- Faucet(s)
  - Moen “Gibson” fixture(s) in chrome, 4” spread, builder supplied
- Bathroom Accessories
  - Optional and priced though design firm



- Mirrors
  - Optional and priced though design firm

#### **Powder Room(s) or Half Bath(s):**

- Vanity
  - White pedestal sink, Kohler “Cimarron”, builder supplied
- Toilet
  - White elongated front bowl, builder supplied, Sterling or equivalent
- Faucet
  - Moen “Gibson” fixture in chrome, 4” spread, builder supplied
- Bathroom Accessories
  - Optional and priced though design firm
- Mirrors
  - Optional and priced though design firm
- 1 Exhaust fan

#### **Closets:**

- Shelves
  - Wire vented shelving, all closets including pantry(s)

#### **Laundry:**

- Washer
  - Hot & cold hookup with drain line and pan
- Dryer
  - Electric
  - Vent to the exterior



- Gas hookup, priced through design firm
- Flooring
  - Ceramic Tile, level 1 material selection, set in straight pattern (material selection **MUST** be made through The Tile Shop)
    1. Optional tile material and setting patterns, priced through design firm

### **Kitchen:**

- Cabinets
  - Century “Gatehouse” cabinets in standard colors
  - L-shaped kitchen with island
- Counter Tops
  - Level 1 quartz material selection per base kitchen plan
- Backsplash (Main Kitchen Only)
  - Gloss white, 3” x 6” ceramic tile backsplash to bottom of wall cabinets and range hood
  - Optional ceramic, porcelain or stone tile, priced through design firm (price based on design), material selection **MUST** be made through The Tile Shop)
- Sink
  - Level 1, undermount, single bowl, 30” stainless steel, American Standard (18SB.9301800T.075) or equivalent
  - Garbage disposal, builder selected and supplied
    - Optional air switch, priced through design firm
- Faucet
  - Moen “Sleek #7864” in chrome, builder supplied



- Appliances
  - Craft Custom Homes “Elegant” package included
  - Appliance package upgrades and customization available and priced through design firm
- Hardware
  - Century Kitchen & Bath standard selections included
  - Additional options available and priced through design firm

**Grading:**

- Final grade
  - Professionally raked and seeded
  - Buyer to maintain and water

**Driveway:**

- Installed as per plan (2” asphalt top course)

**Landscaping:**

- Builder supplied if applicable
- 3’ walkway in bluestone or brushed concrete, builder layout and selected
- If applicable plantings are not warranted
- Buyer to maintain and water



### **Patios / Deck:**

- Optional pressure treated at grade deck
  - Builder to layout and design
  - Optional steps to grade, priced through design firm
  - Optional custom layouts and designs priced through design firm
- Optional step designs and material selections, priced through design firm
- Optional stamped concrete patios, priced through design firm
- Optional concrete patios, priced through design firm
- Optional blue stone patio, priced through design firm
- Optional Composite decks with vinyl rails, priced through design firm

### **Trade Partners -Material Selections**

**All selections related to design and customization are to be made through design firm and our preferred trade partners.**

- Interior design and material selections
  - We value our clients time and understand the excitement of selections. We provide 5 hours of communication with a professional designer. If additional time is wanted, please contract the design firm directly.
  - Design consultation and material selection with the design firm will only be provided to the Buyer(s) if, the agreement of sale is signed before the home (listed in the AOS in section 3 on page 3) is insulated. After home insulation, all remaining material and/or design selections will be handled by a representative of Craft Custom Homes, LLC.
- Appliances
  - Kieffer's Appliance – Appliance package upgrades and customization available and priced through design firm
- Cabinets & Cultured Marble Vanity Tops
  - Century Kitchens
- Ceramic, Porcelain or Stone Tile
  - The Tile Shop
- Light Fixtures (Interior & Exterior)
  - Lighting By Design
- Countertops (Except Cultured Marble)
  - AAA Hellenic
- Carpet



- Holland Flooring
- Plumbing Fixtures
  - Ferguson

#### **Sub-Contractors**

- **Builder selected and provided**
- **We will not work with or warrant outside sub-contractors**
- **We will not work with or warrant outside trade partners**

#### **Omissions**

- **Omissions of any type of material or design are at the builder's discretion**
- **Home plans, renderings and real estate listings may show or list optional features**
- **In case of conflict between contract drawings as specified in the agreement between Builder and Buyer and these specifications, SPECIFICATIONS ARE TO TAKE PRECEDENCE.**