



Sal Paone, Builder
1120 N BETHLEHEM PIKE
SPRINGHOUSE, PA 19477
215-542-1331
www.salpaonebuilder.com

PRESERVE AT MAPLE GLEN SPECIFICATIONS

CUSTOMER'S NAME: _____ LOT/JOB NO: _____

_____ TYPE OF HOUSE _____

1. FOUNDATION:

FOOTINGS: PER PLAN

FOUNDATION WALLS: PER PLAN

COLUMNS: 4" STEEL GIRDERS:

STEEL EXTERIOR BASEMENT

FINISH:

RUB-R-WALL WATERPROOFING ON WALLS EGRESS

WINDOW DETERMINED BY LOT GRADING AND FIELD

SUPERINTENDENT

NOTE: MONOLITHICLY POURED CONCRETE BASEMENT WALLS WILL HAVE A TENDENCY TO DEVELOP EXPANSION AND/OR SHRINKAGE CRACKS FROM TIME TO TIME. BUILDER WILL INSTALL EXPANSION JOINTS AT THE RECOMMENDED DISTANCES. HOWEVER, CRACKS WILL STILL DEVELOP. THESE CRACKS ARE NOT STRUCTURAL AND ARE UNCONTROLLABLE. IF A CRACK SHOULD DEVELOP, IT IS BEYOND THE BUILDERS CONTROL. THEREFORE, IT IS NOT THE BUILDERS' RESPONSIBILITY.

2. FIREPLACE AND CHIMNEY:

(1) HEATILATOR NOVUS, 36" DIRECT VENT, GAS PER PLANS.

BLACK SLATE SURROUND WITH FLUSH HEARTH

SELECTION OF PAINTED WOOD MANTLES.

OR (1) HEAT&GLO COSMO, 32" LINEAR, DIRECT VENT, GAS
PER

PLANS. INCLUDES BLACK CLEAN FACE TRIM & BLACK
CRUSHED GLASS

3. EXTERIOR WALLS: PER PLAN

JAMES HARDIE SIDING(WHITE): FRONT, REAR AND SIDES COMPOSITE

TRIM PACKAGE: FRONT AND SIDES JAMES HARDIE CORNER TRIM:

REAR. STONE: FRONT PANGAEA NATURAL STONE - ROMAN

CASTLESTONE FLATS- COLOR: LANCASTER

4. INTERIOR WALLS:

ALL INTERIOR WALLS AND CEILING: ½" DRYWALL 9'

HIGH CEILING, 1ST FLOOR 9' HIGH CEILING, 2ND

FLOOR 9' HIGH FOUNDATION WALL 5/8" TYPE X

DRYWALL IN GARAGE

INITIAL _____

INITIAL _____

PRESERVE AT MAPLE GLEN SPECIFICATIONS

5. CONCRETE WORK:
4" CONCRETE GARAGE FLOOR 6" PAD AT FRONT DOOR 4"
CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR
NOTE: CONCRETE WILL BE INSTALLED IN WORKMAN LIKE
MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR
CRACKING OR IMPERFECTIONS.
6. SUB FLOORING:
MATERIAL: 3/4" TONGUE AND GROOVE ADVANTECH GLUED,
NAILED AND SCREWED
7. FLOOR FRAMING:
JOIST MATERIAL: ENGINEERED I-JOIST OR AS REQUIRED BY
TOWNSHIP CODE.
8. FINISHED FLOORING:
CARPET: BEDROOMS, 2ND FL HALL, OPEN STAIRS TO BASEMENT
HARDWOOD: HARDWOOD ALLOWANCE OF \$10 PER SQUARE
FOOT INCLUDING INSTALLATION FOR ENTIRE
FIRST FLOOR EXCLUDING MUDROOM
9. PARTITION FRAMING:
SPACED 16" ON CENTER STUDS: (MATERIAL):
WOOD: HEMLOCK OR FIR
SIZES: 2" x 6" 1ST FLOOR EXTERIOR
WALLS 2" x 6" 2ND FLOOR
EXTERIOR WALLS 2" x 4" INTERIOR
PARTITIONS
SHAFT WALL: PER PLAN
10. ROOF SHEATHING:
SIZE: 5/8" PLYWOOD TYPE: CDX/FIRE RATED WHERE
REQUIRED BY CODE
11. SHINGLES:
UNDERLAYMENT - #15 FELT PAPER; "LIMITED LIFETIME"
DIMENSIONAL SHINGLES BY GAF
12. GUTTERS AND DOWNSPOUTS:
MATERIAL: 5K ALUMINUM
13. FLASHING:
MATERIAL: ALUMINUM

INITIAL_____

INITIAL_____

PRESERVE AT MAPLE GLEN

SPECIFICATIONS

14. WALL FINISHING:
WALLS AND CEILINGS: (1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS (COLOR: BONE WHITE), (1) COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON WOODWORK: (COLOR: BONE). (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED IN THE FACTORY)
15. INTERIOR DOORS AND TRIM:
TRIM:
CASING: 3 ½ SHAKER STYLE WITH EASED EDGE
BASEBOARD: 5 ¼
SANITARY DOORS: 2 PANEL SQUARE SMOOTH
1ST FLOOR: 7'8" SOLID CORE
2ND FLOOR: 6'8" HOLLOW CORE
HARDWARE: KWIKSET COVE SATIN NICKEL
16. SASH AND EXTERIOR DOORS:
WINDOWS: VIWINCO WHITE S SERIES VINYL (DOUBLE HUNG)
INCLUDES ½ SCREENS GRILLES INCLUDED ON FRONT, SIDES AND REAR
NOTE: FULL SCREENS MAY BE NECESSARY AT THE SELLER'S DISCRETION
DOORS:
FRONT: 2 PANEL SQUARE FACTORY STAINED
HARDWARE: KWIKSET ARLINGTON
(INCLUDES SCREEN AS PER PLAN).
GARAGE MAN DOOR: 2 PANEL SQUARE PAINTED
REAR: VIWINCO SIGNATURE SERIES VINYL SLIDER, OR MASONITE GLASS PANED DOOR (THIS STANDARD IS SPECIFIC TO THE MURPHY MODEL ONLY)
(SLIDING DOOR INCLUDES SCREEN AS PER PLAN).
17. CABINETS:
MANTRA CABINETS BY STERLING KITCHENS
SELECTIONS TO BE MADE WITH BUILDER
(42" HIGH KITCHEN WALL CABINETS WITH CROWN AND LIGHT RAIL)
18. COUNTERTOPS:
KITCHEN: MSIQ QUARTZ OR SIMILAR
OWNERS BATH: MSIQ QUARTZ OR SIMILAR
HALL BATH OR PRIVATE BATH: CULTURED MARBLE.
19. APPLIANCES: GE (GAS OR ELECTRIC)
30" GAS RANGE – STAINLESS STEEL FINISH
MICROWAVE – STAINLESS STEEL FINISH
DISHWASHER – STAINLESS STEEL FINISH
NOTE: REFRIGERATOR, WASHER AND DRYER NOT INCLUDED

INITIAL _____

INITIAL _____

PRESERVE AT MAPLE GLEN

SPECIFICATIONS

20. PLUMBING AND BATHROOM ACCESSORIES:

ALL SUPPLY TUBING AND PVC DRAIN LINES TO MEET
TOWNSHIP CODE 2 FROSTFREE FAUCETS WILL BE PROVIDED
AT LOCATIONS TO BE DETERMINED BY THE JOB
SUPERINTENDENT. SEWAGE PIPE AND WATER PIPE WILL BE
INSTALLED IN ACCORDANCE WITH TOWNSHIP SUMP PUMP HOT
WATER HEATER IS A 50 GALLON GAS HIGH EFFICIENCY
LAUNDRY/UTILITY TUB IS EXCLUDED DOMESTIC WATER
SUPPLY BOOSTER PUMP KITCHEN:

KITCHEN

SINK: LUXART #LXUS3118 UNDERMOUNT STAINLESS
FAUCET: MOEN SLEEK #7864 CHROME GARBAGE
DISPOSAL: BADGER ONE 1/3 H.P. ICE MAKER LINE
(CONNECTION TO BE PROVIDED BY BUYER)

OWNERS BATH:

SHOWER – TILED SHOWER FLOOR TOILET: KOHLER
KINGSTON ELONGATED TOILET WITH SOFT CLOSE
SEAT(WHITE) SINK: KOHLER CAXTON OVAL
UNDERMOUNT SINKS
(WHITE)
FLAT MIRROR ON WALL ABOVE VANITY
SHOWER HEAD, TUB SPOUT AND FAUCETS: 8” MOEN
GIBSON CHROME SHOWER DOOR: FRAMED WITH
CHROME TRIM

HALL BATH / PRIVATE BATH (S):

TUB: STERLING PERFORMA STYLE TOILET: KOHLER
KINGSTON ELONGATED TOILET WITH SOFT CLOSE
SEAT(WHITE) FLAT MIRROR ON WALL ABOVE VANITY
SHOWER HEAD AND TUB SPOUT: MOEN GIBSON CHROME
FAUCET: 4” MOEN GIBSON CHROME (LEVER STYLE)
CHROME SHOWER CURTAIN ROD

POWDER ROOM:

PEDESTAL SINK: STERLING SACRAMENTO BY KOHLER
(WHITE)
TOILET: KOHLER KINGSTON ELONGATED TOILET WITH
SOFT CLOSE SEAT(WHITE) OVAL MIRROR ON WALL
ABOVE SINK
FAUCET: 4” MOEN GIBSON CHROME (LEVER HANDLE)

NOTE: TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED

PRESERVE AT MAPLE GLEN

SPECIFICATIONS

21

STAIRS:

BASEMENT: PAINTED PINE WITH PINE HANDRAIL UNFINISHED
*CADE AND MURPHY BASEMENT STAIRS ARE CARPETED WITH RED
OAK WALL HANDRAIL*

MAIN: RED OAK TREADS STAINED AND PINE RISERS AND
STRINGER PAINTED

RED OAK HANDRAIL STAINED AND POPLAR POOL CUE
SPINDLES PAINTED ON FIRST FLOOR LEVEL

ALL OVERLOOKS FROM SECOND LEVEL ARE ½ WALLS

22. CERAMIC TILE:

HALL BATH / PRIVATE BATH (S):

FLOOR: 12"x12" GLACIER COVE

PATTERN: SQUARE

WALLS: 3"x6" COLOR WHEEL CLASSICS GROUP 1 COLORS

PATTERN: ½ BRICK TO 6'

OWNERS BATH: FLOOR: 12"x24" COSTAR OR
COVE CREEK SERIES

PATTERN: 1/3

WALLS: 12"x24" COSTAR OR COVE CREEK SERIES

PATTERN: 1/3 TO 6' HEIGHT

SHOWER FLOOR: 2"x2" COSTAR OR COVE CREEK MOSAIC

LAUNDRY ROOM:

FLOOR: 12"x12" MODERN HEARTH SERIES

PATTERN: SQUARE

MUD ROOM:

FLOOR: 12"x12" MODERN HEARTH SERIES

PATTERN: SQUARE

KITCHEN:

3"x6" BACKSPLASH COLOR WHEEL CLASSICS

COLOR: ARTIC WHITE PATTERN: ½ BRICK

23. HEATING:

1 ZONE (95%) GAS HEAT WITH CENTRAL AIR SYSTEM
ENGINEERED BY YORK. ONE PROGRAMMABLE THERMOSTAT IS
INCLUDED.

24. ELECTRICAL WORK:

LIGHT FIXTURES: ALLOWANCE PROVIDED BY BUILDER 200 AMP
SERVICE SWITCHES AND RECEPTACLES BY TOWNSHIP CODE
CIRCUIT BREAKERS ELECTRIC DRYER OUTLET (DRYER &
CONNECTION BY BUYER) (6) RECESSED LIGHTS IN THE
KITCHEN FIXTURE LOCATIONS PER CODE

INITIAL _____

INITIAL _____

PRESERVE AT MAPLE GLEN

SPECIFICATIONS

***ANY ADDITIONAL ELECTRICAL OUTLETS OR LINES MUST BE DISCUSSED WITH THE ELECTRICIAN AT THE SITE

25. FIRE SUPPRESSION
SYSTEM WILL BE INSTALLED WITH BOOSTER PUMP PER CODE AND TOWNSHIP REQUIREMENTS
26. SECURITY SYSTEM
BASIC SECURITY SYSTEM: INCLUDES (1) BASEMENT MOTION DETECTOR, 1ST FLOOR DOORS, (1) MOTION DETECTOR, & (1) KEYPAD. ***ANY ADDITIONAL SECURITY FEATURES MUST BE DISCUSSED WITH THE SECURITY CONTRACTOR.
27. HOME AUTOMATION:
“GET SMART HOME PACKAGE” BY WORLDWIDE STEREO & VIDEO
QTY 3 – TV PREMIUM WIRING INFRASTRUCTURE (1 COAXIAL CABLE-RG6 AND QTY(3) CAT6. 1 TO BE CENTRALLY LOCATED FOR FUTURE ISP ROUTER AND 2 FOR TV LOCATIONS) QTY 2 - WIRING FOR FUTURE WIRELESS ACCESS POINTS OR VIDEO SURVEILLANCE CAMERAS OR A RING ELITE DOORBELL
(DUAL CAT 6)
QTY 2 – (ROOMS) WIRING FOR OPTIONAL IN CEILING SPEAKERS ON THE 1ST FLOOR – WIRING FOR FOUR (4) SPEAKERS TOTAL
ELECTRICIAN WILL INSTALL WIRING AS PER DIRECTION FROM WORLDWIDE STEREO FOLLOWING DESIGN MEETINGS WITH BUYER. IN THE EVENT BUYER CHOOSES TO UPGRADE FROM THE “GET SMART” HOME PACKAGE, WORLDWIDE STEREO MAY INSTALL ROUGH WIRING. UPGRADED HOME AUTOMATION MAY RESULT IN ADDITIONAL COSTS TO THE BUYER. WALL PLATES, CABLE, AND WIRE TERMINATIONS ARE NOT INCLUDED. ALL WIRING TO ORIGINATE NEXT TO THE ELECTRICAL PANEL AND HOMES INCOMING SERVICES. EQUIPMENT IS NOT INCLUDED
28. INSULATION:
MATERIAL: (FIBERGLASS) 6 ¼” BATT INSULATION (R-19) IN EXTERIOR WALLS, FOAM AND CAULK PACKAGE AT EXTERIOR PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC, R-11 FSK INSULATION AS REQUIRED BY CODE ON OF FOUNDATION WALLS IN BASEMENT, SOUND INSULATE BATHROOM AND LAUNDRY ROOM WALLS (WHERE POSSIBLE). INSULATED GARAGE WITH R-19 IN WALLS AND R-30 IN CEILING OR WALLS WHEN COMMON WITH LIVING SPACE. MATERIALS SUBJECT TO CHANGE BASED ON CODE REGULATIONS AT BUILDER’S DISCRETION.

INITIAL_____

INITIAL_____

PRESERVE AT MAPLE GLEN

SPECIFICATIONS

29. GARAGE:
TWO CAR FRONT ENTRY SINGLE 16 FT. OR (2) 8 FT WIDE
GARAGE DOOR AS PER PLAN
CLOPAY GARAGE DOOR-GALLERY STEEL ULTRA GRAIN
WALNUT W/ SQ24 GLASS WINDOW PANES W/ GARAGE DOOR
OPENER & KEYPAD WITH WIFI
30. GRADING & LANDSCAPING:
LANDSCAPING PACKAGE AND SITE TREES PER TOWNSHIP
APPROVED PLAN. TREES AND SHRUBS SUBJECT TO CHANGE
BASED ON AVAILABILITY. NO GUARANTEE FOR PLANTINGS.
DISTURBED AREAS OF LOTS WILL BE RAKED AND SEEDED ONE
TIME ONLY. IF WORK CANNOT BE DONE IN ANY WOODED AREAS
OR AMONG TREES IN WHICH EQUIPMENT CAN'T OPERATE, THE
AREA WILL BE LEFT NATURAL. BUILDER WILL NOT BE
RESPONSIBLE FOR DRY WEATHER OR RAINS THAT HINDER THE
GROWTH OF THE LAWN, SHRUBS AND TREES. HAULING IN OR
OUT OF SOIL OR FILL IS NOT INCLUDED IN THIS CONTRACT.
FINAL GRADING, SEEDING AND LANDSCAPING MAY BE
COMPLETED AT A LATER DATE FOR HOMES THAT ARE SETTLING
BETWEEN NOVEMBER 15TH AND APRIL 15TH. THESE HOMES
WILL BE COMPLETED AFTER MAY 15TH OR AS SOON AS
WEATHER PERMITS AT THE BUILDER'S DISCRETION.
- 31 CLOSET SHELVING: VENTILATED VINYL
- . DRIVEWAY:
CRUSHED STONE, BASE COAT AND TOP COAT WILL BE
- 32 INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. UP TO
(100) SQUARE YARDS ALLOWANCE - 2 CAR GARAGE
- . RADON:
33. PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST
POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE
HOUSE. VENTILATION PIPE INSTALLED FROM UNDER THE
BASEMENT SLAB, THRU THE HOUSE AND THROUGH THE ROOF.
34. A 10% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN
BY THE BUYER UPON APPROVAL OF THE SELECTION
35. IF THE NECESSARY PREPARATORY WORK IS NOT PART OF THE
AGREEMENT OF SALE, BUILDER TAKES NO RESPONSIBILITY FOR
FUTURE WORK BUYER MAY WANT TO DO IN REGARDS TO A FINISHED
BASEMENT. BUYER MUST SPECIFY THAT THERE ARE PLANS FOR A
FINISHED BASEMENT DURING THE DESIGN PROCESS IN WRITING.

INITIAL_____

INITIAL_____

PRESERVE AT MAPLE GLEN SPECIFICATIONS

DISCLOSURES

BUILDER RESERVES THE RIGHT TO AN ESCALATION OF THE BASE SALE PRICE SHOULD ADDITIONAL DEVELOPMENT AND CONSTRUCTION EXPENSES BE INCURRED, PRIOR TO AND DURING CONSTRUCTION OF CUSTOM HOME. IN THE EVENT THE ESCALATION IS DEEMED NECESSARY, BUYER WILL BE NOTIFIED IN WRITING OF SAID ESCALATION, AND WILL HAVE SEVEN (7) DAYS TO ACCEPT THE INCREASE. SHOULD THE INCREASE NOT BE ACCEPTED, BUYER MAY DECLARE THE AGREEMENT OF SALE NULL AND VOID, AT WHICH TIME DEPOSIT MONIES WILL BE RETURNED WITH NO LIABILITY TO EITHER PARTY. MATERIALS INCLUDING BUT NOT LIMITED TO HARDWOOD FLOORS, INTERIOR TRIM, CONCRETE AND NATURAL STONES INCLUDING BUT NOT LIMITED TO COUNTERTOPS, TILE, FIREPLACE SURROUNDS AND REAL OR MANUFACTURED EXTERIOR STONE WILL HAVE COLOR AND TEXTURE VARIATIONS. ANY IRREGULAR ASPECT IS THE GUARANTEE OF THE PRODUCTS NATURAL AND AUTHENTIC SOURCE. THIS IS NOT AND SHALL NOT BE CONSIDERED A PRODUCT DEFECT. SETTLEMENT DATE STATED IN AGREEMENT OF SALE IS ESTIMATED. BUILDER WILL MAKE EVERY EFFORT TO ACHIEVE THIS DATE, HOWEVER THERE IS ABSOLUTELY NO GUARANTEE. A FINAL SETTLEMENT DATE WILL BE GIVEN AT THE COMPLETION OF INTERIOR TRIM ASSUMING ALL SELECTIONS HAVE BEEN MADE BY THE BUYER AND ALL PAYMENTS FOR OPTIONS HAVE BEEN RECEIVED BY THE BUILDER.

BUYER

DATE

BUYER

DATE

INITIAL_____

INITIAL_____