

Geary Estates

1900 – 1918 Geary Street

Outline Specification – 1/18/2012

This outline specification provides general information with regard to interior and exterior finish materials and selections. Sizes, types and locations will be provided / installed per the approved building plans. All construction will be completed per approved building plans and will meet all applicable codes. Refer to plans for kitchen and bath layouts, room sizes, etc.

NOTE: Because manufacturers and suppliers sometimes discontinue or backorder a certain item, the Developer may substitute equal or better items when necessary to keep the home on schedule. Whenever feasible, the new purchaser will be notified of any changes.

I) Exterior Elevations

- A) Front Elevation – Brick (Refer to Renderings)
 - 1) Brick and Mortar color to be selected by Developer with overall façade color scheme
- B) Side, Rear & Interior Roof Deck Parapet Wall Elevations – Sand and Cement Stucco
 - 1) Knock Down Finish
 - 2) Natural Color

II) Exterior Doors and Windows (see plans for locations and sizes)

- A) Front Entrance Door – Painted Steel Flush Door (See Rendering)
 - 1) Color to be selected by Developer with overall façade color scheme
 - 2) Hardware
 - (a) Kwikset Juno or similar - Brushed Chrome Finish
 - (b) Round Knob and Deadbolt
- B) Roof Deck Door – Painted Fiberglass or Steel with ½ glass lite
 - 1) Color to be selected by Developer with overall façade color scheme
 - 2) Hardware
 - (a) Kwikset Juno or similar - Brushed Chrome Finish
 - (b) Round Knob and Deadbolt
- C) Sliding Doors
 - 1) White Vinyl with Insulated Glass
 - 2) Manufacturers locking hardware
 - 3) Sliding screen door
- D) Windows – Dove Windows Series 3000 or similar casement style with insulated, Low E glass, no grids; slider @ basement egress window
 - 1) Color - Tan
 - 2) Insect screens included with all windows

III) Roofing

- A) Fiberglass for roof deck — *Partial Green Roof* ✕
- B) Developer Standard Tan – See color selector from Valspar

IV) Driveway

- A) Concrete

V) Rear Yard

- A) Concrete Pad
- B) Privacy Fence – White Vinyl
 - 1) Veranda 6 x 8 Linden Panel or similar (based on availability)

VI) Exterior Steps and Railings

- A) Front Steps
 - 1) Brick to match façade
 - 2) Limestone or equal treads
 - 3) Decorative Iron Railing
- B) Rear Steps
 - 1) Concrete
 - 2) Decorative Iron Railing

VII) Plumbing Systems

- A) Pex domestic water piping with manifold in basement
- B) Sanitary Piping to be PVC or as required by Plumbing Code
- C) New water and sewer service to city mains
- D) Domestic Water, Sanitary piping as required for fixtures on plans
- E) Shut off valves for all fixture
- F) 90% Efficiency, Gas-Fired, 40 Gallon hot water heater; Bradford White TTW1 or equal
- G) Rough-in for clothes washer and gas-fired dryer are included (see plans for location of laundry room)
- H) Frost free hose bib – front façade, rear façade, roof deck (location by Developer)

VIII) SPRINKLER

- A) Sprinkler system to be installed as required by approved construction plans

IX) HVAC

- A) Single Unit System
- B) 90% Efficiency Gas-Fired Furnace and Central Air Conditioning
- C) Manufacturer to be Goodman or Equal
- D) Central Air to be 13 SEER; cooling capacity to be determined
 - 1) Condensing Unit to be located in rear yard
- E) Distribution System – Ducted air
- F) Toilet Exhaust Fans in every bathroom
- G) Dryer Vent to outside in laundry area

X) Electrical

- A) Power & Misc
 - 1) New 200A incoming service including service cable, panel, circuit breakers, meter socket
 - 2) Branch wiring / circuits as required to accommodate all lighting, fixtures, equipment, appliances, etc.
 - 3) Hard wired (battery back-up) interconnected smoke detector system per code

- 4) Door Chime at front door only
- 5) Fan box, power and switch for ceiling fans to be installed in bedrooms, living room. Fan not included.
- 6) Standard Phone Outlets and associated wiring
 - (a) Bedrooms, Living Room and Kitchen, basement
- 7) Standard Cable Outlets and associated wiring
 - (a) Bedrooms, Living Room, Basement, kitchen
- 8) Standard type switches, outlets, cover plates - white
- 9) Device (switches, power outlets, cable / phone, smoke detectors etc.) quantity and locations to be per code and at the discretion of the Developer's Licensed Electrical Contractor.
 - (a) Includes outlets at front, rear and roof deck (1 each or as required by code)

B) Lighting

- 1) Standard 6" recessed lighting to be provided in all main living areas (white baffle, white trim)
 - (a) Living Room
 - (b) Dining Room
 - (c) Kitchen
 - (d) Bedrooms
 - (e) Bathrooms
 - (f) 2nd / 3rd Floor Hallways
 - (g) Finished Basement main areas
 - 2) Vanity lights to be provided at all bath vanities on 2nd and 3rd floor
 - (a) Hampton Bay 288-353 or similar
 - 3) Globe Type surface mounted fixtures to be provided in other areas such as closets, etc.
 - (a) Commercial Electric Model EFG8012A-BN or similar
- C) Lantern Type lights to be provided at front and rear doors, and at roof deck door.**
- 1) Westinghouse 67856 or similar

XI) Interior Millwork

- A) Interior swing Doors to be hollow core, masonite or equal, 2-panel square, smooth finish, pre-hung units
 - 1) Hardware to be Kwikset Juno or similar, round knob style in brushed chrome
 - 2) Includes Door Casing
- B) Interior Bi-Fold Doors to be hollow core, masonite or equal, 2-panel square, smooth finish with manufacturers standard hardware.
 - 1) Standard drywall jambs
- C) Baseboard to be 5-1/4" standard colonial style (mdf or paint grade pine at Developers discretion) WM163E or similar
- D) Door and window casing to be 3-1/2" standard colonial style (mdf or paint grade pine at Developers discretion) WM445 or similar
- E) Stairs to have stained oak or pine wood treads and painted risers and stringers
 - 1) Buyer to select wood species
 - 2) Buyer to select stain color from Developer Standards

- 3) Guardrail system to be "low wall" with painted pine or mdf cap
- F) All closets and pantries will include one level of standard 12" deep wire shelving
 - 1) Bedroom closets - wardrobe style
 - 2) Closets and pantries – laundry style
 - 3) Laundry Room – laundry style

XII) Kitchen (Layout #1 Standard)

- A) Cabinets
 - 1) Styles and colors to be selected from Developers Standard Selections (see cut sheets)
 - 2) Wall Cabinets to be 42" high
 - 3) Knobs, Pulls or other hardware not included
- B) Counter Tops
 - 1) Granite Counters with standard edge
 - 2) Buyer to choose from Developers Standard Color selections (Level 1)
 - 3) Includes standard 4" granite backsplash
 - 4) Polished cut-out for undermount sink
 - 5) Fastening hardware for dishwasher
- C) Fixtures
 - 1) Kitchen Sink to be Stainless Steel under mount Type; size per kitchen layouts
 - 2) Faucet – Delta 467-ss-DST or similar
- D) Appliances (Frigidaire SS Standard – See Spec Sheets)
 - 1) Range – standard 30"
 - (a) Stainless Steel / Black finish
 - (b) Gas-Fired
 - 2) Refrigerator
 - (a) Side-by Side model with ice/water dispenser
 - (b) Stainless Steel / Black Finish
 - 3) Microwave
 - (a) Over Range Mounted
 - (b) Stainless Steel / Black
 - 4) Dishwasher – standard 24"
 - (a) Stainless Steel / Black finish
 - 5) Garbage Disposal
 - (a) ½ HP model, switch operated
 - (b) Manufacturer/Model – Insinkerator Badger 5

XIII) Bathrooms (refer to plans for layouts and locations of specific fixtures)

- A) Tile – Ceramic or Porcelain from Developers Standard Selections
 - 1) Bathroom Floors
 - 2) Tub Surrounds
 - 3) Shower Walls and Floors
- B) Vanities and tops
 - 1) Vanity Tops – Granite with standard edge (Level 1 standard)
- C) Fixtures

- 1) Tub – standard 60” steel tub (white finish) in secondary bathrooms (see plans for locations)
 - 2) Fiberglass soaking sub 36 x 72 in master bathroom (See plans for locations)
 - 3) Toilet – standard low consumption unit in bathrooms above grade(white finish)
 - (a) Sterling Rockton 402024 or similar
 - 4) Toilet – Rear discharge toilet with ejector pump for basement powder room
 - (a) Zoeller Quik Jon or similar
 - 5) Tub / Shower Controls – single handle style; polished chrome finish
 - (a) Delta T13420 or similar
 - 6) Sinks – white undermount; square or oval at developer’s option
 - 7) Faucets – 4” centerset
 - (a) Delta 2523LF-MPU or similar
- D) Shower Doors
- 1) Glass door with fixed panel
 - (a) Unidoor with Support arm; chrome
 - 2) Sized to fit opening
- E) Toilet Room Accessories
- 1) Towel Bars – (1) @ 18” for each shower or bathtub (polished chrome finish)
 - 2) Wall Mtd Toilet Tissue Holder – (1) at each toilet (polished chrome finish)
 - 3) Mirrors – (1) rectangular or oval frameless with standard mounting hardware for each sink
(width to be determined in the field)

XIV) Finished Basement

- A) Basement will be finished including walls, ceilings and floors
- B) Floor finish – Tile (buyer to select from Developer Standards)
- C) Mechanical Room

XV) Hardwood Flooring

- A) Locations
 - 1) 1st floor throughout
 - 2) 2nd floor hallway, bedrooms and closets
 - 3) 3rd floor hallway, bedroom, closets
- B) Types
 - 1) ¾” Solid Prefinished Oak
 - (a) Natural, Gunstock, Espresso (Black) or Cherry finish
 - 2) 5/8” Engineered Bamboo
 - (a) Natural or Spice finish

XVI) Painting

- A) Ceilings
 - 1) 1-coat ceiling white
- B) Walls and Ceilings
 - 1) 1-coat of latex eggshell finish; sprayed and backrolled
 - 2) One Color throughout be selected by Buyer from Developer Standards
- C) Doors, Trim, Millwork
 - 1) 1-coat of latex semi-gloss finish over factory primer

2) Color - WHITE

XVII) Final Cleaning

A) Fine cleaning, ready for move-in

XVIII) Warranties

A) Standard One Year Home Warranty and included manufacturer's warranties except:

1) Roof – 10 year (see Roof Warranty for specific requirements)

B) A warranty book and contact list will be provided to Buyer outlining specific contact information for various components of the home (i.e. electrical, plumbing, HVAC, roofing, etc.)