



FOX CHASE
EXHIBIT B
STANDARD SPECIFICATIONS

FOUNDATION

- TURN-DOWN STYLE FOOTERS WITH STEEL REINFORCEMENTS
- TERMITE PROTECTION UNDER SLAB
- MECHANICAL FASTENERS SET IN CONCRETE FOR ANCHORING, EXTERIOR & BEARING WALLS ONLY
- 10MM VAPOR BARRIER UNDER SLAB
- 3000 PSI CONCRETE SLAB WITH FIBER MESH

FRAMING

- 9' CEILING HEIGHT
- OPEN WEB FLOOR TRUSSES
- 2'X4' EXTERIOR WALLS
- 7/16 OSB SHEATHING WALL & ROOF
- TRUSSES ON 2' CENTER, WHERE APPLICABLE
- HOUSE WRAP SYSTEM WHOLE HOUSE WITH TAPED WINDOW FLASHING
- ALL SUB FLOORING IS CONCRETE OR 3/4 OSB GLUED AND SCREWED

ROOFING

- RIDGE VENT MAIN ROOF
- 15 LB. FELT PAPER
- 30 YEAR ARCHITECTURAL SHINGLES
- FULLY FLASHED
- METAL ACCENT PER PLAN

EXTERIOR

- BEADED VINYL SIDING PER PLAN
- VINYL SOFFIT & FACIA, WHITE
- SMOOTH, 3/4 GLASS FIBERGLASS ON ALL EXTERIOR DOORS, WHITE
- FRONT & REAR PORCH SIZED PER PLAN
- 10" KDAT SQUARE COLUMNS PER PLAN
- SODDED LAWN
- BEDDING PLANTS, FRONT ELEVATION ONLY
- STONE VENEER ON FRONT ELEVATION PER PLAN

DOORS & WINDOWS (MAINTENANCE FREE)

- SINGLE HUNG WINDOWS WITH GRILLS AND 1/2 SCREENS, NO CASING, RATED DP-50 WITH LOW-E GLASS
- DEADBOLTS ON FRONT ENTRY DOOR

FLOOR COVERINGS

- LVP IN ENTRY, KITCHEN, LAUNDRY, DINING ROOM & POWDER ROOM
- TILE FLOORING BATHROOMS
- WALL TO WALL CARPETING IN ALL OTHER ROOMS AND STAIRS

KITCHEN & VANITY

- SMOOTH TOP ELECTRIC RANGE, STAINLESS, SELF-CLEANING
- OVER THE RANGE MICROWAVE, RECIRCULATING VENT
- DISHWASHER, STAINLESS STEEL

- QUARTZ COUNTERTOPS, KITCHEN AND BATHS
- STAINLESS STEEL KITCHEN SINK, DOUBLE BOWL
- DISHWASHER, STAINLESS
- FRAMELESS BATH MIRRORS
- PEDESTAL SINK IN ALL POWDER ROOMS
- MERRILLAT BASIC CABINETS WITH CHOICE OF HARDWARE

INTERIOR WALLS & CEILINGS

- 2'X4' PARTITION WALL PER UNIT, WITH DENSE GLASS FIREWALL AND R-13 INSULATION
- 1/2" DRYWALL, COMPLETELY FINISHED
- DRYWALL SCREWED
- ONE COLOR THROUGHOUT
- BULLNOSE CORNERS ON DRYWALL

INTERIOR TRIM & DOORS

- PAINT GRADE TRIM
- 2-PANEL HOLLOWCORE MASONITE DOORS
- STANDARD TRIM PACKAGE: 2-1/4" DOOR CASING AND 6" BASE
- CORONA MATTE BLACK HARDWARE THROUGHOUT
- 2" FAUX WOOD BLINDS, WHITE

ELECTRIC

- DOORBELL
- 200-AMP SERVICE
- MEETS OR EXCEEDS NATIONAL UNDERWRITERS CODE
- FRONT AND REAR OUTSIDE GFCI PROTECTED RECEPTACLES, 2 TOTAL
- DECORATIVE LIGHT FIXTURES INCLUDED IN FOYER, DINING ROOM, BATHROOMS AND BEDROOMS
- DISC LIGHT OVER KITCHEN SINK
- DISC LIGHTS STANDARD IN KITCHENS, TUB SHOWERS, WALK-IN CLOSETS, FRONT PORCHES, HALLWAYS & LAUNDRY ROOMS
- 2 ETHERNET CONNECTIONS PER PLAN
- LIGHTS, EXTERIOR PER PLAN
- SMOKE DETECTORS, HARDWIRED WITH BATTERY BACK-UP, ONE SMOKE DETECTOR ON EACH FLOOR AND EACH BEDROOM
- CARBON MONOXIDE DETECTOR
- ELECTRIC WASHER HOOK-UP
- ELECTRIC DRYER HOOK-UP WITH VENT
- VENT FANS IN ALL BATHS
- TWO CEILING FAN PREWIRES LOCATED IN GREAT ROOM & PRIMARY BEDROOM

PLUMBING

- FOUR-PIECE FIBERGLASS SHOWER UNIT PER PLAN
- FOUR-PIECE FIBERGLASS SHOWER/TUB UNIT PER PLAN
- SHUT-OFF VALVE FOR ALL FIXTURES
- PEX PIPING INTERIOR WATER LINES
- 1/3 HP GARBAGE DISPOSAL
- WATER LINE FOR ICE MAKER WITH SHUT OFF VALVE
- PVC DRAIN LINES
- FRONT & REAR HOSE BIBS
- 55 GAL. QUICKRECOVERY ELECTRIC HOT WATER HEATER

INSULATION

- R-13 ALL EXTERIOR WALLS ABOVE FOUNDATION, FINISHED AREAS ONLY
- R-30 BLOWN-IN CEILING INSULATION
- INSULATED DUCTWORK

HEATING

- 14 SEER ELECTRIC HEAT PUMP WITH CENTRAL AIR

OTHER

- CLUSTER MAILBOXES
- ALL EXTERIOR RAILINGS AT STEPS DETERMINED BY GRADE AND BUILDER
- DUMPSTER CORRAL FOR TRASH
- ALL MATERIALS INSTALLED TO MEET LOCAL CODE REQUIREMENTS
- ONE-YEAR LIMITED BUILDER WARRANTY PROGRAM PROVIDED BY FORINO
- STUCTURAL WARRANTY PROGRAM PROVIDED BY FORINO, TERMS APPLY

COMMUNITY FEATURES

FULLY LANDSCAPED AND IRRIGATED ENTRANCE WITH ACCENT LIGHTING

SIDEWALKS WITHIN COMMUNITY

TREES TO BE PLANTED IN ACCORDANCE WITH DEVELOPMENT TREE PLANTING PLAN, LOCATION AT BUILDER'S DISCRETION

DISCLAIMERS/NOTES

BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIAL OF EQUAL OR BETTER QUALITY AT ITS SOLE DISCRETION.

NO COMMERCIAL ACTIVITIES. NO LARGE COMMERCIAL VEHICLES, TRAILERS OR MOTOR HOMES. NO SIGNS OTHER THAN FOR SALE/RENT.

LIMIT OF TWO HOUSEHOLD PETS PER UNIT.

NO ANTENNAS.

DUMPSTER CORRAL PROVIDED FOR HOUSEHOLD TRASH.

EACH UNIT WILL HAVE TWO DEDICATED PARKING SPACES.

NO INDIVIDUAL FENCES. EACH UNIT HAS EXCLUSIVE RIGHT TO 5' PAST FOUNDATION FRONT AND 10' REAR, ALSO 5' ON SIDE OF END UNITS. BALANCE OF LAND IS PART OF THE PROPERTY OWNER'S ASSOCIATION.

PROPERTY OWNER'S ASSOCIATION DUES ARE DUE QUARTERLY TO MAINTAIN OPEN SPACE AND STORMWATER FACILITIES WHICH MAY INLCLUDE, BUT NOT LIMITED TO, DETENTION BASINS, INFILTRATION SYSTEMS AND LAGOONS WITH AN INITIAL CONTRIBUTION FEE PAYABLE AT CLOSING. CALL OUR OFFICE FOR CURRENT ASSOCIATION DUES OR REFER TO YOUR POA DOCUMENTS.

BUYER ONE: _____

DATE: _____

BUYER TWO: _____

DATE: _____

SELLER: _____

DATE: _____

FORINO CO., L.P.

UTILITY INFORMATION

BELOW IS A LIST OF UTILITY COMPANIES FOR THIS COMMUNITY. FORINO WILL CONTACT THE UTILITY COMPANIES FOR SERVICES TO BE SHUT OFF AS OF THE CLOSING DATE. IT IS YOUR RESPONSIBILITY TO CONTACT EACH UTILITY COMPANY BEFORE YOUR CLOSING DATE TO TRANSFER THE UTILITIES INTO YOUR NAME. PLEASE CONTACT THE UTILITY COMPANIES IN ADVANCE SO THAT SERVICE WILL NOT BE INTERRUPTED. SERVICES SHOULD BEGIN IN YOUR NAME ON THE DAY OF POSSESSION, YOUR CLOSING DATE.

UTILITIES

ELECTRIC

DOMINION ENERGY | 800.251.7234

WWW.DOMINIONENERGY.COM/SOUTHCAROLINA

WATER & SEWER

TOWN OF RIDGELAND | 843.726.7501

WWW.RIDGELANDSC.GOV/WATER-AND-SEWER-DEPARTMENT/HOME

SERVICES

CABLE/INTERNET/PHONE

SPARKLIGHT | 833.607.3009 | WWW.SPARKLIGHT.COM

TRASH

PROVIDED BY THE POA

QUESTIONS/CONTACT

IF YOU HAVE A QUESTION OR EXPERIENCE AN ISSUE WITH TRANSFERRING YOUR UTILITIES, PLEASE REACH OUT TO YOUR AGENT OR FORINO REPRESENTATIVE. WE WILL BE HAPPY TO ASSIST IN ANY WAY WE CAN.

PLEASE BEAR IN MIND THAT FORINO CO., L.P. IS AT THE MERCY OF ALL UTILITY COMPANIES TO PROVIDE SERVICES AND CANNOT GUARANTEE SERVICE WILL BE READY WHEN YOU INITIALLY CALL FOR TRANSFER. WE RECOMMEND CALLING TWO WEEKS PRIOR TO YOUR CLOSING DATE AND AFTER ALL THE INSPECTIONS HAVE BEEN FINALIZED.

BUYER ONE: _____

DATE: _____

BUYER TWO: _____

DATE: _____