

# **BEAR BROOK BUILDERS, LLC**

## **Specifications**

**7 Folding Farm Court  
Woodcliff Lake, New Jersey  
Block 1701, Lot 1.06  
\$1,489,000**

### **1. FOUNDATION**

#### **Footings:**

- Size per plan
- Concrete mix of 3000 PSI
- Steel rod reinforcement as required

#### **Walls:**

- Size per plan
- Steel reinforced poured foundation

#### **Damp Proofing:**

- Combination of Tuff-N-Dri Waterproofing
- System and Warm-N-Dri Insulation
- Protection Drainage Board
- 10 Year Guarantee

### **2. CONCRETE FLOORS**

#### **Garage Floor:**

- Approximately 4" thick concrete
- Concrete mix 3000 PSI
- Wire mesh

#### **Basement Floor:**

- Approximately 4" thick concrete
- Concrete mix 3000 PSI
- Wire mesh
- Rough Plumbing in Basement for future bath

### **3. EXTERIOR MASONRY**

- Paver Front Walk
- Stone with Hardy Plank

### **4. FIREPLACE**

- Family Room-Zero Clearance-Marble surround with hearth

### **5. REAR DECK**

- Oversized Elite

## **6. EXTERIOR GRADING & LANDSCAPING**

- Landscaping complete
- Sod front and rear yard
- Irrigation complete

## **7. EXTERIOR SIDING**

- Trim, Rakes & Fascia: Wood/Aluminum, Fabulous custom carpentry corners and window surrounds
- Soffits: Vinyl
- Painting: Front door & sidelights if applicable
- Infiltration barrier: Tyvek House Wrap

## **8. FRAMING**

- G.P.I. engineered floor joist system
- Dimensional lumber sized per plan
- All material #2 + BTR a Douglas Fir
- Wall thickness 2x4 16" centers
- Wall sheathing 7/16" OSB
- Roof sheathing 1/2" plywood CDX
- 3/4 T&G sub floor plywood CDX
- Ceiling height (9' First Floor - 8' Second Floor)

## **9. ROOFING**

- Lifetime Guaranty fiberglass roof shingle GAF Timberline
- Aluminum flashings
- Ice & rain shield with drip edge
- Ridge vent over all ridges

## **10. GUTTERS**

- Seamless aluminum gutters
- Aluminum leaders and downspouts

## **11. WINDOWS, EXTERIOR DOORS & SKYLIGHTS**

### **Windows:**

- Anderson insulated white clad exterior with finelite grills between glass – All windows
- High performance tilt & clean – All windows
- Location & size per plan
- Screens on all operating windows

### **Doors:**

- Main Entry - Therma Tru Fiberglass Door
- Patio Door - Anderson patio door w/screen
- Garage- 9' x 8' overhead. Flush panel insulated. Operators included.

## 12. HEATING SYSTEM & COOLING

- Hot Water Baseboard
- Carrier air conditioners
- Warranty: 1 Year on all parts and labor
- 5 years on compressors
- One (1) 75-gallon hot water heater
- 5 zone heat
- 2 zone air conditioning
- 2 Systems

## 13. ELECTRICAL LIGHTING (\*\*Allowance - \$1,500)

- 200 AMP Service
  - Circuit breaker style panel
  - Switches and receptacles located per plan
  - GFI: Located in kitchen & baths
  - Telephone and TV Jacks ALL bedrooms, family room, study, kitchen
  - Recessed Lights: per plan
  - Security System per Specification
  - Pre-Wired for:
    - Cat 5e-p Phone/PBX/Multiline Phone installation
    - Cat 5e-n Ethernet computer network-PC /Mac
    - RG6 Quad Cable/DSS/Broadband
    - Fiber-2 Two Multi-Mode fiber optic cables for infinite expansion.
  - FIR-1 W Interactive Receptacles for 2-Cat-5/2-RG-6/ 2-Upgradeable Fiber
  - Pre-Wired for Home Theater: Master Bedroom and Family Room
  - Pre-Wired for Speaker and Audio: Living Room, Dining Room, Kitchen, Patio, Master Bathroom and Master Sitting Room
  - Other Items Electrical: Floodlights on separate switches to rear patio
- Central Vacuum:**
- Central vacuum system included (BUDD power unit)
  - Outlet location to be determined per floor plan
  - Vacuum Hardware Included: One hose, one hose bracket, one storage bag, two extension wands, five brushes (carpet tool, hard floor brush, crevice tool, round dusting brush, upholstery tool)

## 14. INSULATION

- Living Area:** Upgraded package done by builder includes all bathroom walls and many others
- Exterior walls R13 fiberglass (4")
  - Ceiling R30 fiberglass (9")
  - Sill seal insulation (plate & foundation)

- Windows and doors stuff fiberglass between window and doorframe and rough frame
- Foundation combination of Tuff-N-Dri & Warm-N-Dri

## 15. STAIRS AND RAILINGS

### Stairs:

- Size and location per plan
- Foyer Oak Stair and Riser, Fabulous Railings
- Basement Pine Tread and Pine Riser

## 16. INTERIOR

### Drywall:

- Walls and ceilings
- 1/2" thick and screwed
- Finished with 3 coats of joint cement
- Sanded smooth
- Garage 5/8" fire code sheet rock with one heavy coat joint cement.
- Basement staircase 1/2" sheet rock, one heavy coat joint cement not finish coated or painted
- Tub and shower areas to be wonder board
- Closets-two coats of Spackle

### Paint:

- Interior of house to be painted with one coat of primer and one coat of Benjamin Moore paint
- Interior colors are White Dove for the walls, ceilings, trim and doors. Trim painted with two coats of paint, to include doors, bases and window trim.
- Closets to be two coats Benjamin Moore

### Wallpaper:

- Builder does not recommend installing wallpaper until after one year

### Trim:

- Casing: Trim to be 3 1/2" colonial on windows and doors (Custom profile)
- Base: 5 1/8" colonial (primed) shoe moulding used on all wood floors

### Crown Mouldings:

- Foyer, Great Room and Upper Hall (Custom profile upgraded)
- Living Room
- Dining Room
- Spectacular fireplace surround

### Shelving:

- Closets - White molded wire
- Linen - 5 shelves
- Laundry - Single shelf over washer & dryer

**Doors Interior:**

- All interior doors six panel Masonite, hollow core MB & select areas solid core doors where applicable
- Doors are paint finished
- Door handles and hinges – polished brass finish

**17. FLOOR COVERING**

**Hardwood Floor:**

- No. 1 Common White Oak with one coat natural sealer and two coats polyurethane – Foyer, First Floor Hallway, Dining Room, Family Room, Den, Second Floor Hallway
- Spectacular custom Walnut Border: Living Room, Dining Room and Great Room

**Carpeting:**

- Second floor bedrooms

**Ceramic Tile (Upgraded package done by builder):**

- Kitchen/Dinette/Laundry Room Floor
- Powder Room Floor
- Master Bathroom Floor, Jacuzzi Platform, Apron, Backsplash approx. 15” & Shower Stall Walls
- Bedroom No. 2 Bathroom Floor and Shower Stall Walls
- Jack and Jill Bathroom Floor and Shower Stall Walls

**18. PLUMBING**

**Fixtures:**

- All fixtures to be manufactured by Kohler/Jacuzzi Moen
- Pressure balanced faucets to be installed in all showers
- Shutoffs installed on all fixtures
- Icemaker hook up to refrigerator
- Customer Washer and Dryer installed (no charge)

**System:**

- 1” water main to street
- Dryer vented to exterior
- Copper water and heat lines

**19. CABINETRY**

**Kitchen Cabinets, Vanities and Granite Tops (Per Enclosed Plan):**

- Kitchen, Bathroom Vanities and Tops – Dynasty/Omega
- Tops – All Granite and Marble throughout

**20. APPLIANCES**

- Thermador 36” 6 Burner Range (PG366BS) with trim kit
- Thermador 36” Pro Hood (PH35ZS)

- Thermador 1000 CFM Int Blower (VTN1000)
- Thermador Dishwasher Pro Handle (DWDHDCP)
- Thermador Microwave (MMB) with trim kit
- Jenair Counter Depth 22 Cu Ft Fridge (JCB2285KEP)

## 21. HARDWARE

### Front Main Entry:

- Emtek Custom Plymouth Key lock with single cylinder dead bolt keyed alike

### Interior Doors:

- Emtek Custom Plymouth 605. Privacy locks on all bedroom and bathroom doors, passage locks on all other doors

## 22. CHANGES AND ALTERATIONS

The Purchaser may request changes or substitutions to the above construction specifications. Any and all requests must be by written order of the Purchaser and subject to acceptance thereof by the Builder. The amount to be paid by the Purchaser for such change or alteration less any credits due for specified item or items plus a 10% markup to cover the Builders overhead and 10% Builder Profit. Amounts to be paid shall be agreed upon in writing by the parties and paid in full at the time selections are made.

## 23. WARRANTY

Home Owners Warranty 10 years provided at closing: And all manufacturers warranties as received.

## 24. DISCLOSURE

Builder reserves the right to provide substitute materials and equipment or to make design changes whenever Builder finds it necessary or expedient, is Builders absolute discretion, provided that such substitutions or changes are of comparable or better quality. The preceding sentence does not apply to furnishings. No changes in construction ordered by Buyer will be made unless authorization in writing by Buyer and approved by Builder in writing at an agreed upon cost. Builder has the right to require that the cost of any changes requested by Buyer be paid in cash prior to the commencement of construction for such changes. Builder reserves the right to require additional deposit money if Builder agrees to any changes in construction requested by Buyer.

\* ALLOWANCE – Material and Installation

\*\* ELECTRICAL – Chandeliers, other than standard installation (i.e. Crystal Chandelier or Chandeliers requiring special installation) will be charged on an hourly basis