

BEAR BAN BUILDERS, LLC

Specifications

46 North Avenue

Montvale, New Jersey

Block 402, Lot 12.02

\$1,599,000

1. FOUNDATION

Footing:

- 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
- Full Bathroom Basement

3. EXTERIOR MASONRY

- Paver front walk
- Stone front with Hardi Plank

4. FIREPLACE

- Family Room-Zero Clearance-Marble & Custom Built Oak Mantle
- Fireplace in the Basement

5. REAR DECK

- Fabulous oversized

6. EXTERIOR GRADING & LANDSCAPING

- Grading-yard to be graded for proper drainage
- Landscaping per builder (NO WARRANTY on plant material)
- Irrigation complete

7. EXTERIOR SIDING

- Stone Accents with Hardi Plank remaining surface
- Trim, Rakes & Fascia: Azek All Windows & Corners
- Soffits: Vinyl/Aluminum
- Painting: as necessary
- Infiltration barrier: Tyvek house wrap

8. FRAMING

- G.P.I. engineered floor joist system, Clear Span Finished Basement (NO visible posts or beams)
- Dimensional lumber sized per plan
- All material #2 + BTR a Douglas Fir
- Wall thickness 2x4 16" centers
- Wall sheathing 7/16" OSB
- Roof sheathing 5/8" plywood CDX
- 3/4 T&G sub floor plywood CDX
- Ceiling height: 9' First floor - 8' Second floor – 9' Basement

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, Finelite
- High performance tilt & clean
- Screens on all operating windows
- Grills in between glass ALL windows
- Magnificent Southern exposure oversized Basement windows

Doors:

- Main Entry-Therma Tru Fiberglass Door with Leaded Glass and Custom Sidelites
- Patio Door-Anderson patio door w/screen 8' Slider
- Garage- 9'x8' overhead. Flush panel insulated. Operators included. (NO post to damage your car doors)

12. HEATING SYSTEM & COOLING

- Hot Water Baseboard, Dual High Efficiency Boilers
- Carrier air conditioners
- Warranty: 1 Year on all parts and labor
- 5 years on compressors
- One (1) 75-gallon hot water heater
- 7 zone heat
- 3 zone air conditioning
- 2 Systems
- Radiant Heat: Basement, Exercise Room, Safe Room

13. ELECTRICAL LIGHTING

- 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
- 1 Speed Wrap wire and receptacle taps – ALL Bedrooms, Guest Room, Great Room & Basement Family Room including below components:
 - Cat 5e-p Phone/PBX/Multiline Phone installation
 - Cat 5e-n Ethernet computer network-PC /Mac
 - RG6 Quad Cable/DSS/Broadband
 - RG6 Quad Cable/DSS/Broadband
 - Fiber-2 Two Multi-Mode fiber optic cables for infinite expansion.
- 1 FIR-1 W Interactive Receptacles for 2-Cat 5/ 2-RG-6/ 2-Upgradeable Fiber
- PreWire for Home Theater in Master Bedroom
- PreWire for Home Theater in 1st Floor Family Room
- PreWire for Home Theater in Basement
- Recessed Lights: Throughout
- Other Items Electrical: Floodlights on separate switches to rear patio
- Security System per Specification

Central Vacuum:

- Central vacuum system included (BUDD power unit)
- Outlet location to be determined per floor plan
- 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:

- 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
- Interior Basement R13

15. STAIRS AND RAILINGS

Stairs:

- Magnificent Upgraded Stairs and Rails
- Foyer Oak Stair and Riser
- Basement Pine Tread and Pine Riser

16. INTERIOR

Drywall:

- Walls and ceilings
- ½” 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 ½” 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 two coats of Benjamin Moore paint Custom Colors
- Closets two coats Benjamin Moore

Wallpaper:

- Builder does not recommend installing wallpaper until after one year

Trim:

- Casing: Trim Custom Oversized Throughout
- Base: 5 1/8” colonial (primed) shoe moulding used on all wood floors

Crown Mouldings:

- Living Room, Great Room, Foyer
- Coffered Ceiling with wainscot - Dining Room, Foyer and Stairs

Shelving:

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

Doors Interior:

- All interior doors six panel Masonite, solid core

17. FLOOR COVERING

Hardwood Floor:

- No. 1 Common White Oak with one coat Custom Stain and three coats polyurethane – Foyer, First Floor Hallway, Dining Room, Family Room, Den, Second Floor Hallway
- Black Walnut Border- Living Room and Dining Room

Carpeting:

- Second floor bedrooms

Ceramic Tile:

- Custom throughout **MUST SEE**
- All Bathrooms **SPECTACULAR**

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 hooks up to refrigerator
- Customer Washer and Dryer installed (no charge)

System:

- Well – Fabulous Water
- Dryer vented to exterior
- Copper water and heat lines

19. CABINETS

Kitchen Cabinets, Vanities and Granite Tops:

- Kitchen, Baths, Vanities and Tops – Omega/Dynasty
- Door Style: Squarish raised panel oak or maple
- Custom Farmhouse Kitchen

20. APPLIANCES

- ALL Thermador appliances

21. HARDWARE

Front Main Entry:

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

Interior Doors:

- Custom Emtek Solid Brass Privacy locks on all bedroom and bathroom doors, passage locks on all other doors

22. WARRANTY

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