



Standard Features

DEL MAR CONSTRUCTION, LLC

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MHBR #8908 | MHIC #138931 | DE #2021843813



Foundation / site work

- 0 All sites to abide by site plan drawings by engineer
- 1 Includes silt fence installation up to 100 Linear Feet if needed (If super silt is requested additional fees will occur)
- 2 Includes 30' #3 Construction Entrance
- 3 All footings to be dug 24" wide, and bottom of footing to be 24" below finished grade (Unless otherwise noted on plan)
- 4 All footings have 2 rows of #4 - 1/2" rebar ran inside the entire footing with chairs (Unless otherwise noted on plan)
- 5 All footings to have a minimum of 8" of concrete (Concrete footing requirements vary from county to county, we build whatever is required)
- 6 Cut inside of crawlspace to be flush with top of footing
- 7 All foundations come standard with 4 course CMU block foundation (Poured foundations, or slab options are available at different costs)
- 8 1/2" anchor bolts are installed per county code
- 9 Drain tile will be installed with a sump pump pit located closely to the crawlspace access door, the drain tile will be covered with 3/4" washed gravel
- 10 The block foundation will be tarred from finished grade down to the footing
- 11 The foundation will be backfilled and graded away from the foundation
- 12 Steel Beams to be installed as girder beams per engineer specs

Framing

- 13 Install 2x8 pressure treated sill plates
- 14 Install 2x10 SPF rim/band boards and floor joists (Unless noted otherwise by engineer and architect)
- 15 23/32 Advantech Subfloor will be installed with advantech glue, nails, and screws
- 16 Install all exterior walls. All exterior walls will be 2x6 SPF, and all homes come standard with 9' ceilings on the first floor.
- 17 All exterior walls will be sheeted with 7/16" OSB plywood
- 18 All exterior walls will be wrapped with a TYVEK weather resistant barrier
- 19 Interior walls will be framed with 2x4 SPF unless noted otherwise in the plans from the architect.
- 20 All headers come standard with (2) - 2x10 for window and door openings unless called for otherwise by architect



Framing

- 21 Roof framing comes standard with manufactured trusses and plans
- 22 Roof sheathing will be 5/8" or 19/32" OSB installed with spacer clips

Windows, doors & garage door

- 23 Front doors come standard "Craftsman Style" Thermatru 36"x80" either right or left hand
- 24 Garage entry door comes standard with a 36"x80" - "6 panel -30 minute Steel Fire Rated Door, with self closing hinges"
- 25 Each home comes standard with a Harvey Slider Door (If is on the plan)
- 26 Windows are Single Hung Harvey Vinyl Windows w/ Low E
- 27 Garage door to be white steel uninsulated panel garage door
- 28 Garage door comes standard with a opener, and with 2 remotes
- 29 All openings will be flashed with flashing tape to prevent deterioration and water damage

Roofing, siding & gutters

- 30 Roofing material is TAMKO TITAN XT Architectural Shingles (Customer chooses any color in stock)
- 31 White C-3 drip edge to be installed on all rakes, and eaves
- 32 Roofing underlayment will be synthetic underlayment not felt
- 33 All eaves, and valleys will have Ice/Water shield installed
- 34 Starter strip to go around all eaves
- 35 All pipe vent boots to receive boot pipe flashings
- 36 4' Ridge Vent to be installed on all ridges
- 37 Siding to be Norandex Woodmans Select D5 Siding with standard in stock colors
- 38 All exterior lights and receptacles to have white siding blocks
- 39 Allowance up to 3 sq of accent siding (vertical siding, cedar shakes)
- 40 All exterior walls to be wrapped in tyvek housewrap and all seams to be taped with tyvek Tape
- 41 All fascia to be covered in Norandex white aluminum
- 42 All gutters to be 5" white seamless gutter system (6" Available)

Concrete flat work

- 43 Garage floor is poured 4" thick, and sloped towards the entry door outside.
- 44 Garage floor prep includes grading to level surface, installing crusher run base compacted, wire elevated, and a 6 mil vapor barrier.
- 45 All entry doors comes standard with a 3'x5' landing
- 46 If there are any concrete porches on the house they are to be poured with a mix of 3500 PSI and be sloped away from the entry
- 47 If a deck is present - stairs come with a landing as wide as the stairs, and minimum 3' outwards
- 48 Any and all sidewalks to be 4" thick and 36" wide with a broom finish

Crawlspace

- 49 Crawlspace comes standard with perimeter drain tile
- 50 A sump pump will be installed and discharged away from the foundation
- 51 Spray foamed walls
- 52 White Poly on all walls and floors
- 53 Insulated crawlspace door

Heating & cooling

- 54 All homes have mechanical permit pulled and inspected by local town/county if necessary
- 55 All homes to have a manual j drawing for mechanical system
- 56 Goodman or equivalent Heat Pump with Air Conditioning comes standard (Size of the unit depends on house size, and manufacturer depends on what is in stock at the moment due to supply chain issues)
- 57 All duct work to be hard duct, with some flex duct rated R-8
- 58 Air returns to be installed in every bedroom, and living room/kitchen (If needed on manual j)
- 59 Honeywell T6 thermostat comes standard in all homes
- 60 Outside unit to be placed in the most practical spot out of sight as possible

Insulation & air sealing

- 61 All 2x6 exterior walls to have R-21 Batt Insulation
- 62 All attic eaves to have baffles to ensure air flow



Insulation & air sealing

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| 63 | All attics (except garage) will have blown in R-49 insulation |
| 64 | All windows and doors openings to be sealed with spray foam to fill the gaps |
| 65 | Conditioned Crawl with spray foam walls & White poly on all floors and walls |
| 66 | The whole house is to be air sealed (Foam & Caulking on Studs) |
| 67 | Garage walls and ceiling come standard as uninsulated, but can be insulated for additional costs |

Plumbing

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| 68 | All homes will have a plumbing permit, and inspections will be done by local town/county |
| 69 | Water lines to be CPVC per code |
| 70 | Drain lines to be Sch 40 PVC (3" main line, 1 1/2 sink drains, 3" toilet drains) |
| 71 | All diverters for showers/tubs will be Moen Posi-Temp valves |
| 72 | Vent pipes will be installed abiding to local code |
| 73 | 2 frost free hose bibs will be installed in the front and rear of the home |
| 74 | 50 Gallon electric water heater to be installed |
| 75 | Septic contractor is responsible for connecting house into septic tank |
| 76 | Well contractor is responsible for hooking up into the water main |
| 77 | If the home is on public sewer/water licensed md/de plumber will hookup into the mains and customer to pay town hookup fees |

Fire sprinklers

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| 78 | Homes built in Maryland come built standard with fire suppression systems. (not REQUIRED IN DELAWARE YET) |
| 79 | All systems installed to have engineered system drawing submitted to the local fire marshall |
| 80 | All water lines will be Fire Rated ORANGE 1" CPVC |
| 81 | All homes must pass inspection from local fire marshall |
| 82 | All heads come standard with concealed heads |
| 83 | If high pressure pump for well, booster pump & tank or separate connection fees for public water is needed additional costs will be necessary. |

**Electrical features**

84	All homes will have an electrical permit pulled by a licensed MD/DE electrician, and inspections will be done by local town/county
85	Wire sizing will be installed to most recent electrical code
86	All appliances will have dedicated circuits
87	Receptacles to be installed per code
88	All receptacles located 6' within a water source will be GFCI protected
89	Fans in Living Room and All Bedrooms
90	10 recessed lights to be installed in the home
91	A vanity light will be installed over every vanity sink
92	Outside receptacles that are GFCI protected will be installed on each side of the home
93	Each exterior door gets 1 exterior coach light, and the garage door gets 2 exterior coach lights
94	Smoke Detectors & Combo detector will be installed as needed
95	Attic and crawlspace lighting is included
96	If a septic is needed in the home for an alarm, or BAT system that circuit will be included
97	If a well is needed in the home that circuit will be included
98	200 AMP service is standard
99	Electrical panel to be installed in the garage (If Possible)
100	Any and all work needed to bring electric to the property or house will be additional fees and are different for each property. local energy supplier will assess those fees and hookup costs (delmarva power, choptank, easton utilities, etc)

Drywall & paint

101	All drywall in the home to be finished to a level 3 finish standard
102	All interior walls and ceilings to be 1/2" drywall
103	All bathrooms to be 1/2" green/blue board (Mold Resistant)
104	All shower areas if being tiled will have "Go-Board"
105	The interior wall(s) that meet the garage will be 5/8" fire resistant
106	All garage walls and ceilings have 5/8" fire resistant drywall



Drywall & paint

107	Boards to be glued and screwed
108	All windows and slider doors to get drywall returns
109	All Walls and Ceilings to be primed and prepped for paint
110	All ceilings to be painted flat white with Sherwin Williams Pro Mar
111	All walls to be painted FLAT ONE COLOR OF CHOICE using Sherwin Williams ProMar 20t (Customer chooses color)
112	All Trim and Doors to be painted semi gloss white using Sherwin Williams Pro Mar 200
113	All garage walls to be painted flat white using Sherwin Williams Pro Mar
114	Front door to be painted semi gloss white

Interior millwork

115	All interior doors are to be square 2 panel hollow core prehung doors
116	All interior doors come standard with 2 1/4 " casing
117	Door sizes will be what the plan calls for
118	The entire home gets 5 1/4 " colonial baseboard installed
119	The front door and garage entry door get 2 1/4" casing
120	All flooring gets shoe molding if necessary
121	All windows get a window sill along with a piece of casing underneath
122	Upgrades such as crown molding, wainscoting, full casing on windows, shiplap, feature walls, etc are available

Kitchen

123	All kitchens come with our standard in house cabinetry (CurrentCab)
124	Wall cabinets come with 42" upper cabinets
125	All cabinets are made of solid plywood construction, features dovetail drawers, metal drawer slides, and slow close hinges.
126	All cabinets are "Shaker Style" and have a white, navy blue, or gray color option. (Mix and match colors is okay)
127	All cabinets come standard with 3"Brushed Nickel pulls on doors and drawers



Kitchen	
128	All countertops come standard with granite and have 3 color options. (Brown Fantasy, Steel Gray, and White Thunder) OTHER OPTIONS ARE AVAILABLE FOR ADDITIONAL COSTS
129	The kitchen backsplash will be a 4" splash that matches your countertop.
130	All sinks come standard with a stainless deep single undermount sink
131	One hole will be cut out for Moen Gooseneck Brushed Nickel Faucet
132	Kitchen appliance allowance of \$3,000.00
133	Garbage disposal comes standard if the home has public sewer not ALLOWED ON SEPTIC SYSTEMS
Flooring	
134	All bedrooms come standard with mid grade carpet **Customer picks Color**
135	All bedrooms have 1/2" 8 pound padding underneath
136	The living room, family room, mud room, dining room, and bathrooms come standard with Eastern RigidLock LVP flooring. **Customer picks color**
137	All door ways and places where needed will have color matching transition strips that match the LVP flooring
Hardware & other features	
138	All door stops to be brushed nickel
139	All interior door knobs to be "lever style" brushed nickel
140	All interior door hinges to be brushed nickel
141	Exterior door knobs to be brushed nickel round knobs
142	At the garage entry door, steps leading to the garage will be built using pressure treated lumber and have pressure treated railings
143	All closets including the pantry and all bedroom closets will be wire shelving. Solid wood or built in shelving can be added for additional costs.
144	Laundry room gets wire shelving above the washer and dryer (If possible)
145	All HVAC return and supply grilles to be white
146	If HVAC unit is located in the attic pull down stairs will be included
147	Shutters for windows can be added for \$165.00 per pair
148	Landscaping includes black mulch with \$500.00 allowance for Plants (WE ARE not RESPONSIBLE FOR GROWTH)



Primary bathroom

149	Comes standard with chair height American Standard White Elongated Mainstream Toilet
150	Includes a 72" or 60" Double Vanity (White, Gray, Or Navy Shaker Style)
151	Vanity Tops to match Kitchen Tops
152	Includes MOEN Single Lever Brushed Nickel vanity sink faucet
153	Vanity lights will be installed over each sink
154	Mirrors to be 1/4" flat mirror
155	Includes a shower up to 36"x60" or 48"x48" (Tiled Walls & Floor)
156	Shower system to be SCHLUTER waterproof shower system
157	Wall tile allowance is \$2.50 per foot and can be CERAMIC or PORCELAIN only
158	Shower floor tile allowance is \$15.00 per foot and can be CERAMIC or PORCELAIN
159	Shower includes two brushed nickel corner shelves or a niche can be added for \$850.00
160	Shower sill to be engineered white stone
161	Shower trim to be MOEN GENTA brushed nickel
162	Shower to have frameless glass shower door with brushed nickel hardware
163	Bathroom floor to be LVP or LVT with an allowance of \$3.20 per sqft (Ceramic tile can be added for additional costs)
164	Bathroom to include one linen closet if plan allows (Size depends on plan)
165	Bathroom to include a panasonic exhaust fan vented to the outside

Additional full bathrooms

166	Comes standard with chair height American Standard Mainstream White Elongated Toilet
167	Includes a 30", 36", or 48" Shaker Style Vanity
168	Vanity Tops to be matching granite as kitchen
169	Includes MOEN single lever vanity sink faucet
170	Vanity lights will be installed over each sink
171	Mirrors to be 1/4" Flat Mirror
172	Includes a OASIS white fiberglass one piece shower/tub combo - (A tub or shower with tile can be added for additional costs)



Additional full bathrooms

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| 173 | Shower/tub surround trim to be MOEN GENTA brushed nickel |
| 174 | Shower/Tub surround to have a curved rod for curtain |
| 175 | Includes brushed nickel bath hardware such as toilet paper holder, 24" towel bar, hand towel holder |
| 176 | Flooring to be LVP or LVT with an allowance of \$3.20 per sqft (Ceramic tile can be added for additional costs) |
| 177 | Bathroom to include a panasonic exhaust fan vented to the outside |

Half bathrooms

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| 178 | Comes standard with chair height American Standard Elongated White Toilet |
| 179 | Includes a 24" Vanity either White Shaker, Gray, or Navy |
| 180 | Includes a Moen Single Lever Faucet |
| 181 | Vanity light will be installed over the sink |
| 182 | Mirrors to be 1/4" flat mirror |
| 183 | Bathroom to include a NuTone exhaust fan vented to the outside |
| 184 | Bath Hardware includes a hand towel holder, and a toilet paper holder |

Items not included

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| 185 | Engineering Fees |
| 186 | Survey Fees |
| 187 | Soil Testing (If needed) |
| 188 | Permit & Impact Fees |
| 189 | Architect Fees |
| 190 | Electric Hook Up Fees |
| 191 | Driveway |
| 192 | Stormwater Ponds |
| 193 | Well |
| 194 | Septic |
| 195 | Town water/Sewer Hookup Fees |