



11 Benjamin Boulevard • Manahawkin, NJ 08050 • Phone: 732-382-1234

Michael Tartaro

Job Address:  
129 Glendale Dr  
Ewing Township, NJ 08618

**Print-date:** 2-19-2021

---

**Model: Custom Argyle Two-Story - Homestead Series - 27'4" x 27'**

**Floor Plan Description: 3 Bedrooms and 1.5 Bath Two-Story Home - 1,476 sf. Living Area**

**Included in Proposal:**

**Foundation: Superior Walls 4' crawl space foundation with crushed stone and sump pump and pit in crawl space. 2" sprayfoam in underbelly of home.**

**HVAC:**

- Two-Zone furnace forced hot air system
- 13 S.E.E.R A/C condenser
- 10-year warranty

**Electrical:**

- 200 amp service
- TV jacks in all rooms
- Phone jack
- Overhead electric

**Plumbing:**

- Tankless gas water heater
- PEX hot and cold-water lines
- Water and sewer lines from curb to home
- One exterior hose bib

**Front Deck: 4' x 6' pressure treated wood - structure, decking, straight stairs, railings, with a shed roof.**

**Side Deck: 4' x 4' pressure treated wood - structure, decking, straight stairs, and railings.**

**Rear Deck: 8' x 8' pressure treated wood - structure, decking, straight stairs, and railings.**

**Interior: Provide and install upgraded "Design Element" LVP plan flooring.**

**Exterior: 4" standard lap siding, shutters on front windows, 30-year architectural shingles on roof, 4" white gutters with leaders and splash blocks provided by and installed by Phoenix.**

**Miscellaneous: Dumpster, Port-o-John, Cleaners.**

**Warranties and Plans: 1-year Ritz-Craft manufacturer's warranty, 2/10 Home Buyers Warranty, 1-year Phoenix site-work warranty, and Stamped building plans for modular home.**

**Homestead Series Specifications: Refer to the attached specification list.**

<b>Total Turn-Key Cost:</b>	<b>\$ 247,462</b>
<b>Material Surcharge as of 2/17/21 (\$9.85 psf.):</b>	<b>\$ 14,893</b>
<b>Total Turn-Key Cost Including Material Surcharge:</b>	<b>\$ 262,355</b>

**Not included in Proposal:**

- Engineer or Architectural work or fees
- Surveyor work or fees
- Permits, COAH fees or County soil fees
- CAFRA work or fees
- Demolition and clearing of the lot
- Landscaping and final grading
- Driveway, walkway, or sidewalk
- Septic system and well water system installation
- Roof over rear and side decks
- Slab in crawlspace
- Garage
- Kitchen and Laundry Appliances
- Energy Star
- Fire Sprinkler System

**Attached Files:**

**Price Quotes:** All prices quoted on this proposal are valid for 14 days from the date stated on the top of the proposal. This turn-key pricing is subject to change without notice due to any future lumber and material surcharges imposed by the manufacturer until the contract is signed and release of production deposit is received.

\* \* \* \* \*

We believe the foregoing correctly sets forth our understanding. If you find the foregoing terms acceptable, please acknowledge by signing this Proposal below.

**Signature**

---

**Print Name:**

---

**Date:**

---

## INTERIOR

- 8 foot sidewalls (8'6" option available)
- Smooth finish 1/2" drywall throughout all rooms (including closets)
- Smooth finish 5/8" drywall ceilings throughout
- Primed drywall walls and ceiling (one coat white primer)
- Full-tape finished drywall ceiling wall joint
- White Colonial molding package
- White wood window and door jambs
- White 6-panel doors with (3) mortised hinges
- 2/8 interior doors in all bedrooms and utility
- Nickel or Bronze lever locksets and hinges (includes privacy locks on all bedrooms and baths)
- Brushed Nickel door stop bumpers on all doors
- Shaw 25 oz. carpet installed in bedrooms, living room and hall
- Vinyl floor coverings in foyer, kitchen, baths, and utility
- 12" rail wire shelves in all closets with "easy glide" hanger rails
- (3) 16" tight mesh wire shelving in pantry or linen
- Nickel or Bronze hanging light in breakfast room and dining room (includes J-box and switch)

## EXTERIOR AND CONSTRUCTION

- 2x10 Floor joists @ 16" O.C with double rail at load bearing sides
- Floor joist support at marriage wall per calculated fastening schedule
- 2x6 exterior walls @ 24" O.C. (16" O.C. option available)
- 7/16" OSB sheathing on all exterior walls
- 5/8" (nominal) OSB floor decking T&G
- 2x4 Interior partition walls @ 24" O.C.
- Double marriage walls 8" (2x4) @ 24" O.C. (16" O.C. for two story plans only)
- One and Two Story plans include 6/12 pitch, 24" O.C. trusses (40#)
- Story and a half plans include 10/12 pitch, 24" O.C. trusses (40#)
- 7/16" OSB roof sheathing with H-clips
- PlyDry® shingle underlayment with ice shield
- 30 year architectural shingles
- Shingle-over roof vent (shipped loose)
- 12" solid overhangs on front and rear with vented soffit
- 12" vented overhangs on gable ends with vented soffit
- 6" aluminum fascia over 2x6 (for solid gutter mounting)
- Vinyl SH thermopane Low-e windows with screens and bottom tilt sash
- 2/8 or 3/0 x 6/8 ThermaTru Fiberglass front and rear door with peep and composite jambs
- Door pans under all exterior doors
- Nickel or Bronze KwikSet® Smart Key exterior locksets
- Exterior light at front and rear door (White or Black)
- 4x4 or 5x5 lap siding (.040 Thickness)

## MISC

- Story and a half and Two Story plans include angled half wall with wood cap and wall mounted hand rail
- Ten-year structural warranty
- Panel box is dropped to basement area
- Panel box is installed on first floor crawl space models

## UTILITIES

- HVAC boots and floor registers—central return air grill
- Full-size 200amp main service with circuit breaker protection
- GFI protection for two exterior receptacles (one front and one rear)

- PVC drain lines and PEX water lines stubbed through floor
- Plumbing for washer and wire for gas dryer or elec. dryer
- Wire and plumb for dishwasher
- Combination Smoke/CO Detectors or (1) Smoke and (1) C.O. Detectors per location if suitable for floor plan
- Water shut-off valves throughout
- 2014 NEC Requirements
- Nickel or Bronze ceiling lighting in bedrooms, hallway, and Utility
- Front door chime

## KITCHEN

- Legacy Crafted Cabinets - "Homestead Construction" 5 pc. Shaker Maple Cabinetry with cabinet pulls (5 standard colors)
- Includes soft close full access drawer guides
- Matching crown molding on overhead cabinets
- Laminate countertops with self edge and 4" backsplash
- Double bowl stainless steel sink
- High arc brushed faucet
- 36" wide refrigerator openings
- Wired for electric or gas range and GFI wired kitchen receptacles
- (5) LED recessed can lights in Kitchen

## BATHS

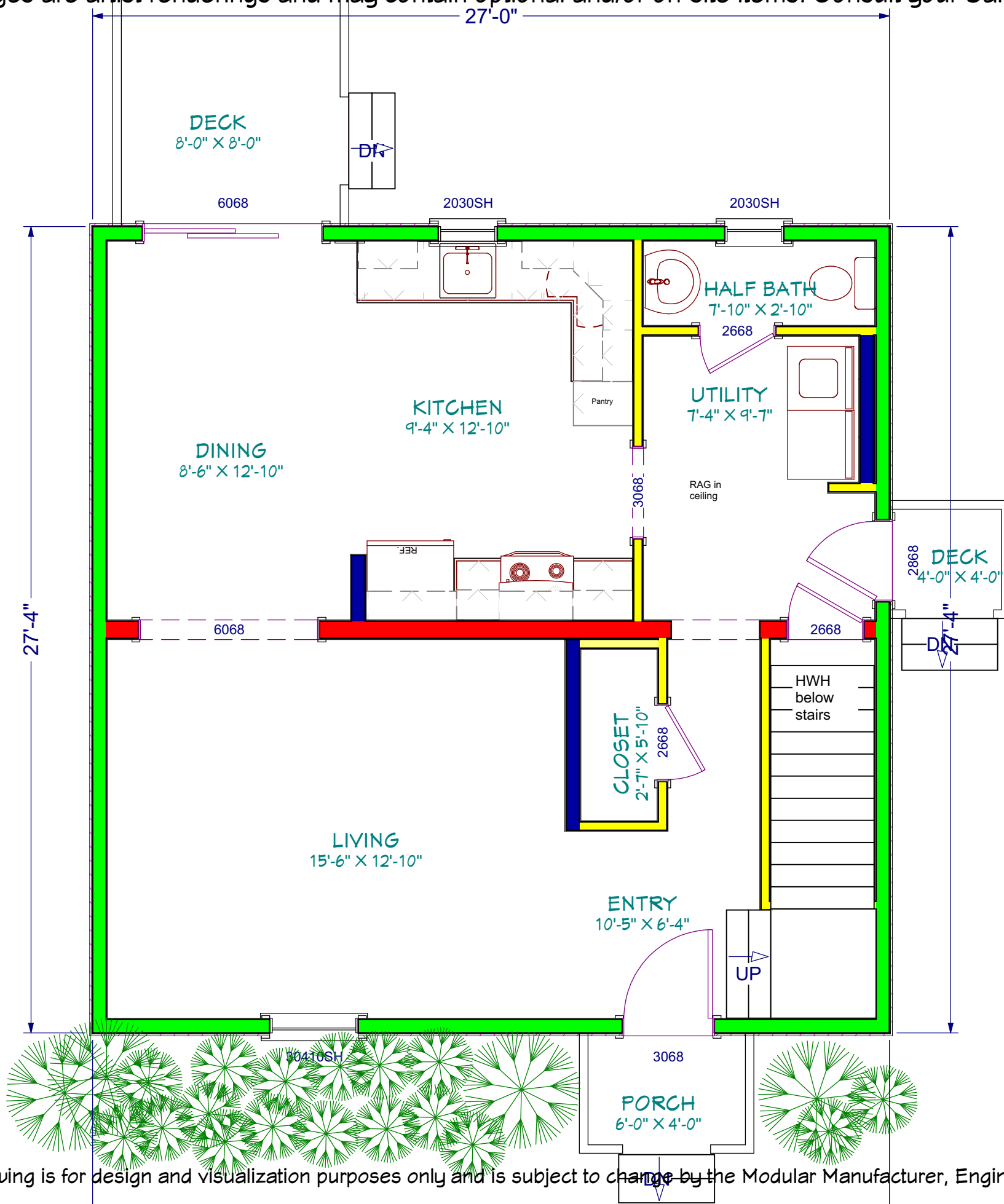
- Legacy Crafted Cabinets - "Homestead Construction" 5 pc Shaker Maple cabinetry with cabinet pulls (5 standard colors)
- Includes soft close full access drawer guides
- Comfort height vanity with cubby storage - Master bath
- Fiberglass tubs (with pop-up drain assemblies) and showers in all baths
- Nickel or Bronze center-set lav faucets
- Nickel or Bronze shower and tub faucets
- Porcelain vanity bowls in all baths with pop-up drain assemblies
- GFI wired bath receptacles
- Power vent ceiling fans with light in each bath
- 1-1/2" Wood Mirror Frame (matches vanity cabinet species & finish)
- Nickel or Bronze 3-bulb vanity lights
- 1.6 gallon porcelain elongated bowl toilets
- Finished drywall flange around tubs and showers

## INSULATION

- R-30 Blown-in insulation with vapor barrier in ceiling
- R-19 fiberglass batt insulation (6") with vapor barrier in sidewalls
- Basement entry walls standard with R-11 insulation
- Foam gaskets on all exterior wall receptacles and switches
- Rated sealant tape around windows to stop air infiltration
- Caulked seams on exterior sheathing
- Foam gasket at marriage wall perimeter
- Insulated headers over windows and doors
- Air infiltration barrier wrap

*At Ritz-Craft we are constantly searching for new and better ways to build homes. We reserve the right to change product brands and adjust plans or prices without prior notice and without incurring obligations.*

Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.

1st Floor  
8'-0" Ceilings

Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



Project Description:  
**Habitat Argyle at 1503 sf**  
129 Glendale Drive  
Ewing, NJ

Drawings Provided By:  
Phoenix Custom Homes  
DMR Custom Builders, LLC  
Designer: Pam Zullo

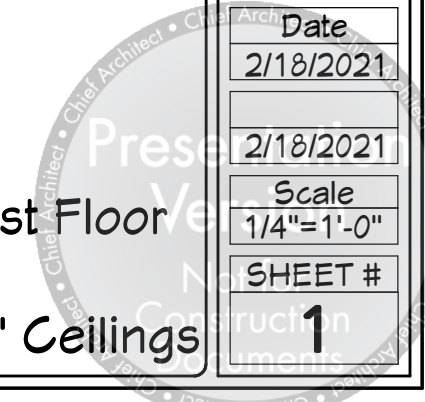
Date  
2/18/2021

2/18/2021

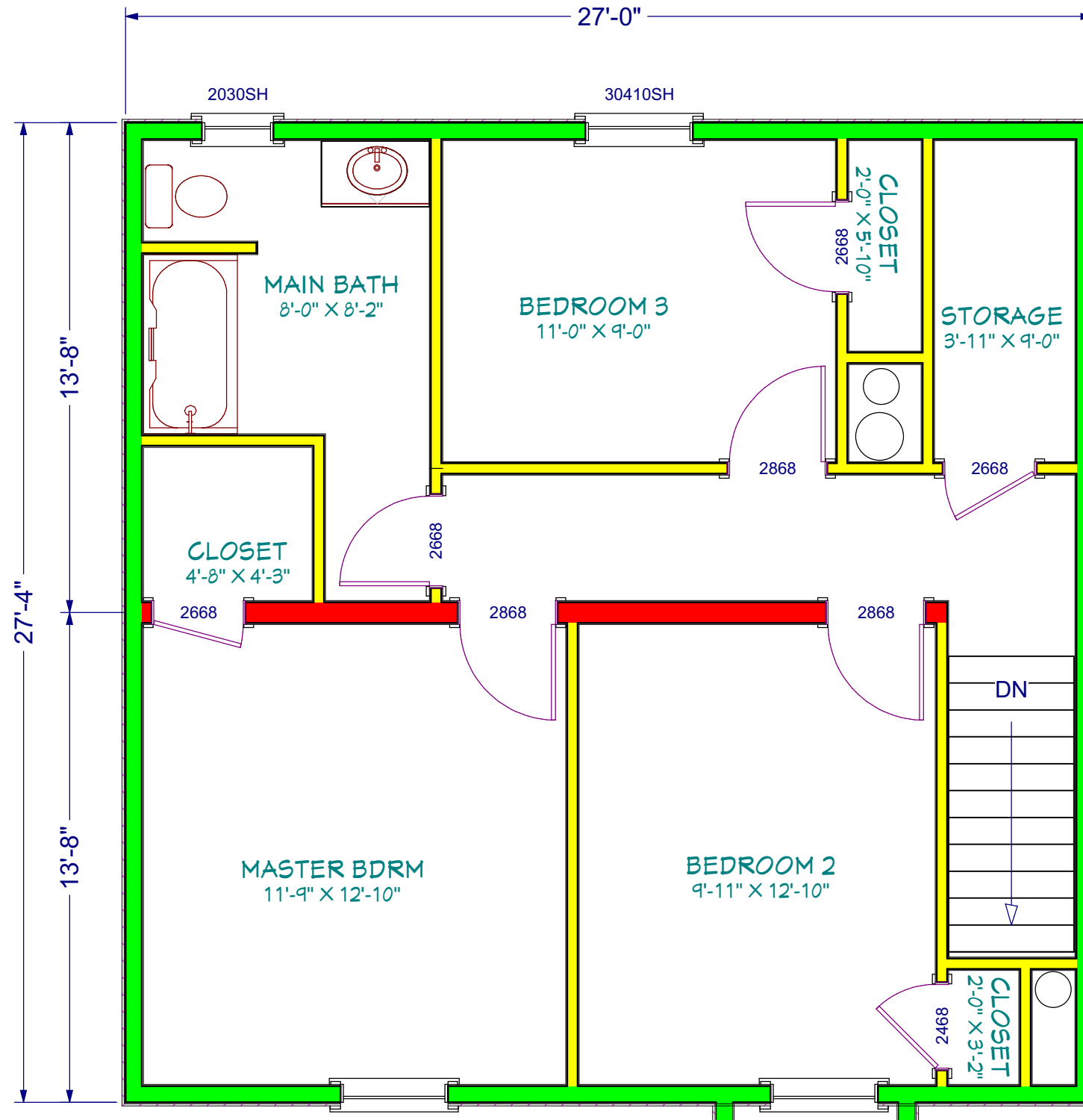
Scale  
1/4"=1'-0"

SHEET #

1



Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



Project Description:  
**Habitat Argyle at 1503 sf**  
 129 Glendale Drive  
 Ewing, NJ

Drawings Provided By:  
 Phoenix Custom Homes  
 DMR Custom Builders, LLC  
 Designer: Pam Zullo

Date	2/18/2021
Scale	1/4"=1'-0"
SHEET #	2

2nd Floor

6/12 Roof

This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.

Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



Project Description:  
**Habitat Argyle at 1503 sf**  
129 Glendale Drive  
Ewing, NJ

Drawings Provided By:  
Phoenix Custom Homes  
DMR Custom Builders, LLC  
Designer: Pam Zullo

Date  
2/18/2021

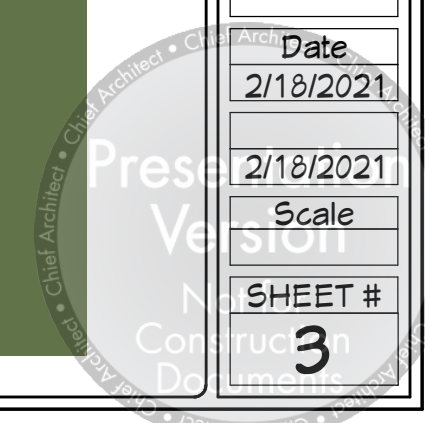
2/18/2021

Scale

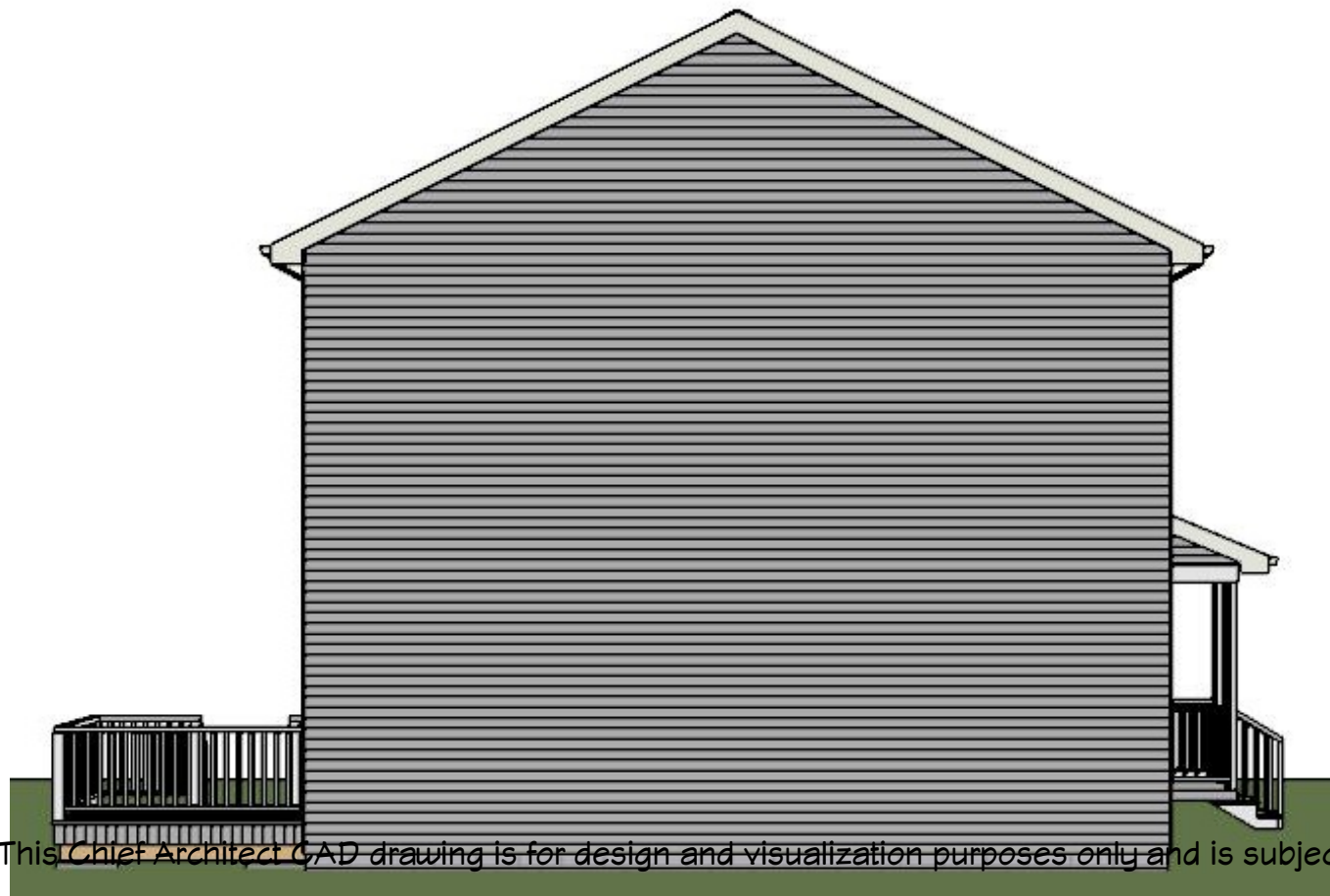
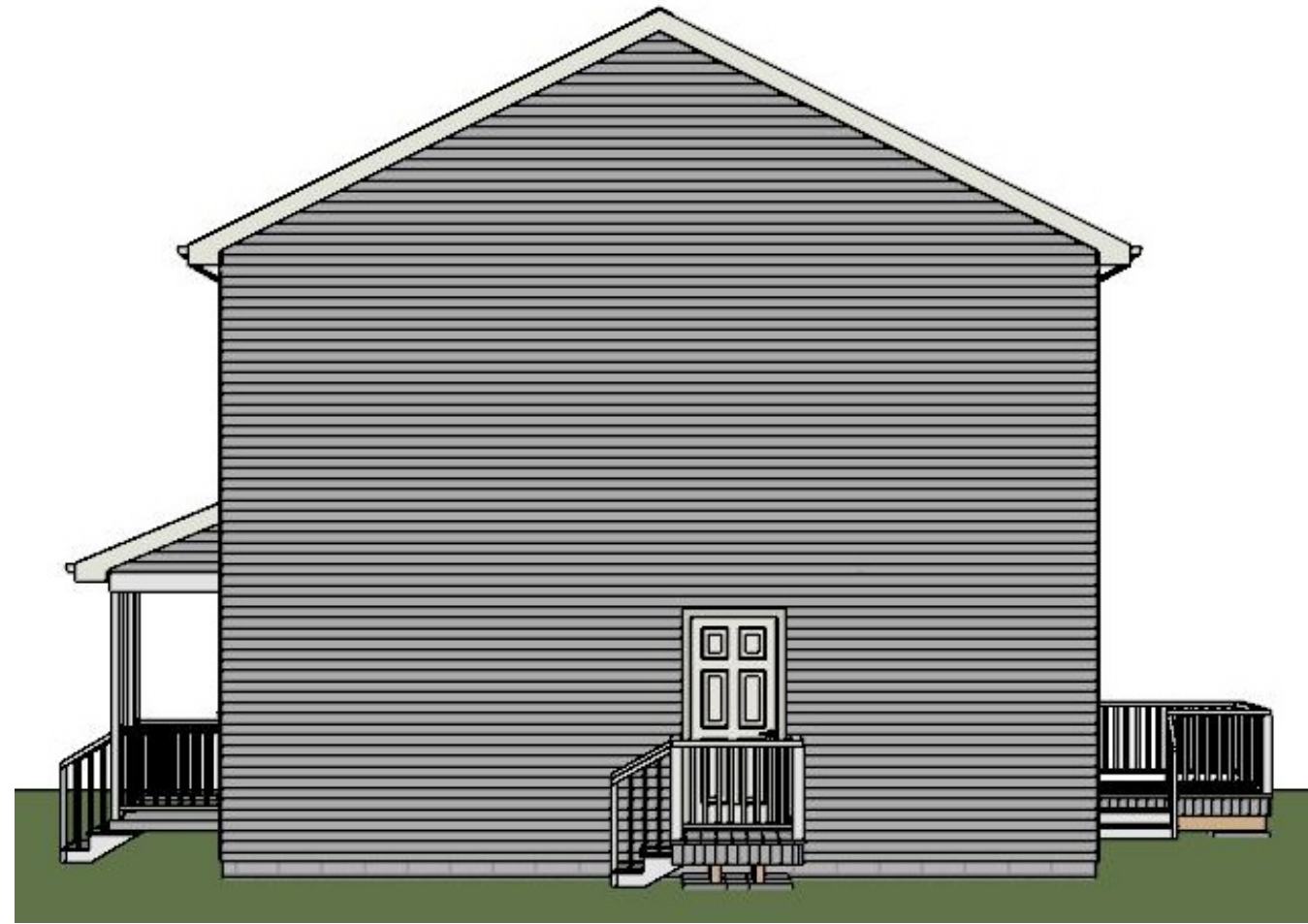
SHEET #

3

This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.



Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



Project Description:  
**Habitat Argyle at 1503 sf**  
 129 Glendale Drive  
 Ewing, NJ

Drawings Provided By:  
 Phoenix Custom Homes  
 DMR Custom Builders, LLC  
 Designer: Pam Zullo

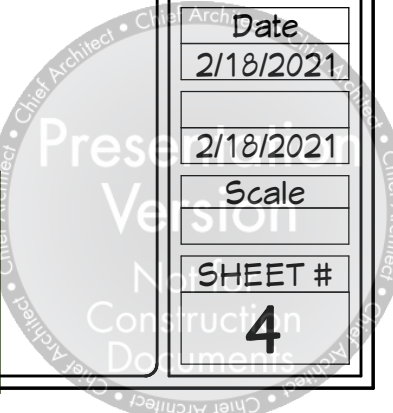
Date  
 2/18/2021

2/18/2021  
 Scale

SHEET #

4

This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.



Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



Project Description:  
**Habitat Argyle at 1503 sf**  
129 Glendale Drive  
Ewing, NJ

Drawings Provided By:  
Phoenix Custom Homes  
DMR Custom Builders, LLC  
Designer: Pam Zullo

Date  
2/18/2021

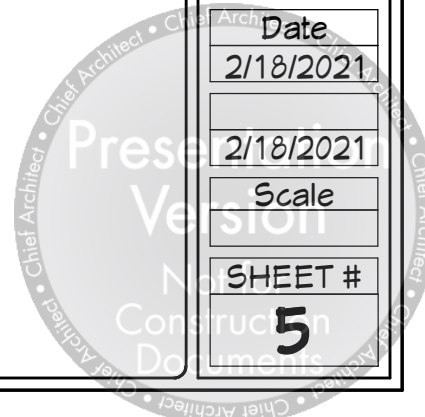
2/18/2021

Scale

SHEET #

5

This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.





Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



**Project Description:**  
**Habitat Argyle at 1503 sf**  
129 Glendale Drive  
Ewing, NJ

**Drawings Provided By:**  
Phoenix Custom Homes  
DMR Custom Builders, LLC  
Designer: Pam Zullo

**Date**  
2/18/2021

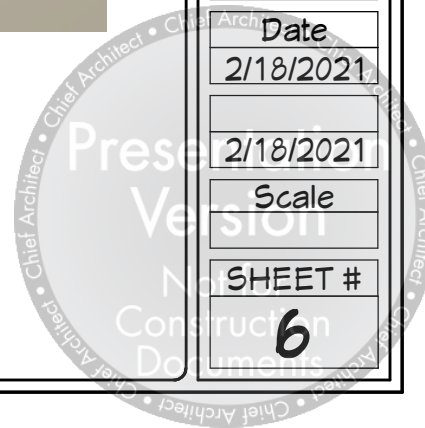
2/18/2021

**Scale**

**SHEET #**

6

This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.



Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



Project Description:  
**Habitat Argyle at 1503 sf**  
129 Glendale Drive  
Ewing, NJ

Drawings Provided By:  
Phoenix Custom Homes  
DMR Custom Builders, LLC  
Designer: Pam Zullo

Date  
2/18/2021

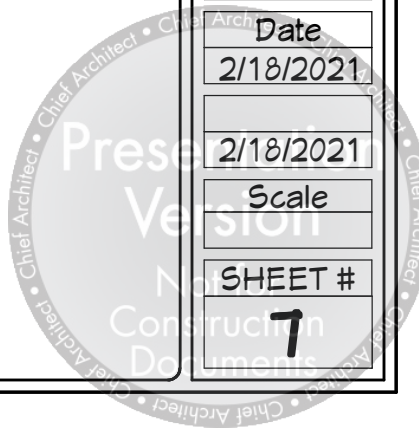
2/18/2021

Scale

SHEET #

7

This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.





Images are artist renderings and may contain optional and/or on-site items. Consult your Salesperson for details.



Pilings, foundation, deck support, spans, etc. are determined by an Engineer or Architect. Images shown are for visualization purposes only.



Project Description:  
**Habitat Argyle at 1503 sf**  
129 Glendale Drive  
Ewing, NJ

Drawings Provided By:  
Phoenix Custom Homes  
DMR Custom Builders, LLC  
Designer: Pam Zullo

Date  
2/18/2021

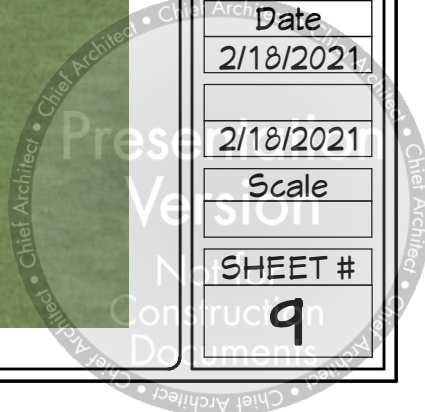
2/18/2021

Scale

SHEET #

9

This Chief Architect CAD drawing is for design and visualization purposes only and is subject to change by the Modular Manufacturer, Engineer, Architect and your Town.

















CO#: 2527219  
SN: -----



RITZ-CRAFT.COM

COPYRIGHT © — THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED HEREIN IS PROPERTY OF RITZ-CRAFT AND MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF "RITZ-CRAFT CORPORATION"

PROFESSIONAL ENGINEER SEAL

DATE	DESCRIPTION	BY
12/26/19	PRELIM	RAB

BUILDER: DMR

CUSTOMER: HABITAT ARGYLE

RC ACT, MGR: PHILLIP CASALE

MODEL: HST

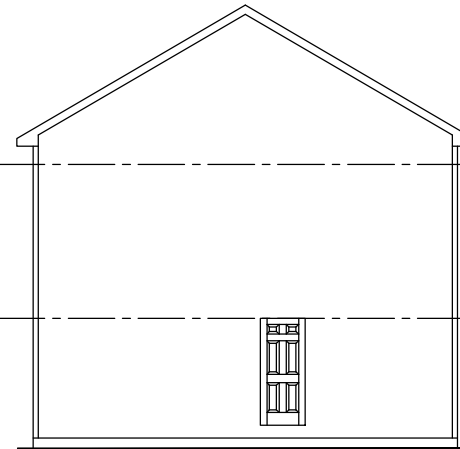
TITLE: ELEVATIONS

SCALE: 1/8" = 1'-0"

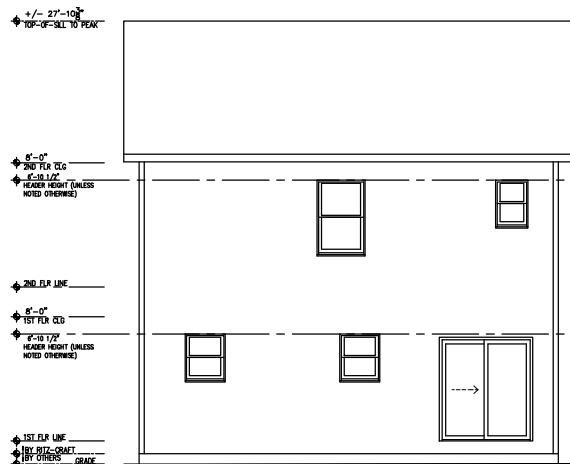
SHEET: ELV1



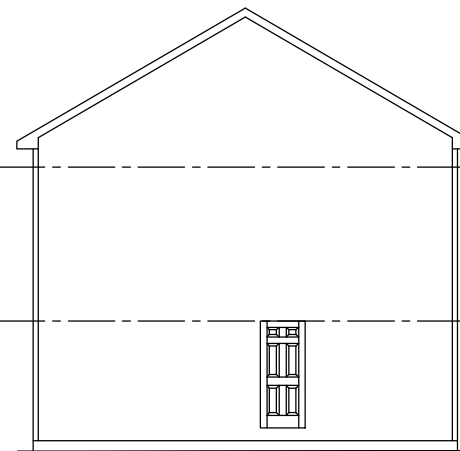
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- NOTES:
1. ALL NOTES STATING "IN FIELD" OR "BY OTHERS" ARE OBLIGATIONS PERTAINING TO THE DEALER, BUILDER, CUSTOMER, OR OWNER.
  2. BASEMENT WINDOWS BY OWNER
  3. ALL EXTERIOR LIGHTS ARE FACTORY SUPPLIED AND FIELD INSTALLED.
  4. HINGE ROOF SYSTEMS REQUIRE FIELD COMPLETION.
  5. FOOTINGS, FOUNDATION AND STEPS ARE SUPPLIED AND INSTALLED ON SITE BY OTHERS
  6. GARAGE DOORS SUPPLIED AND INSTALLED ON SITE BY OTHERS
  7. SIDING FOR THE GABLE ENDS AND SECOND FLOOR OF 2-STORY IS SHIPPED LOOSE FOR FIELD INSTALLATION.

8. HANDRAILS STOOPS, DOWNSPOUTS AND GUTTERS ARE FURNISHED AND INSTALLED BY OTHERS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. TERMINATION HEIGHT OF METAL CHIMNEYS WILL BE A MINIMUM OF 3'-0" ABOVE THE HIGHEST POINT WHERE THEY PASS THRU THE ROOF AND A MINIMUM OF 2'-0" HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10'-0" (CHIMNEY WILL BE INSTALLED BY OTHERS ON SITE)
10. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE ALL WORK DONE ON-SITE BY THE BUILDER, AND/OR HIS/HER AGENTS, IS TO BE DONE IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.
11. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL WORK DONE ON-SITE BY OWNER, AND/OR HIS/HER AGENTS, IS TO BE DONE IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

DRAWING.DWG, Plot Date: 12/26/2019 10:12 AM by: Ryan\_Buss