

RESIDENCE SPECIFICATIONS



INTERIOR TRIM & DOORS

Baseboard: 5-1/4" one-piece baseboard in all areas.

Window & Door Casings: 3 1/2" Windsor Casing in all areas.

Crown Molding: 4-5/8" in Entry, LR & DR.

Finish: All trim is paint grade (finger-jointed).

Interior Doors: Four-Panel doors with satin nickel hinges.

Door Hardware: satin nickel knobs.

Privacy Lock Sets: Satin nickel Push button lock door sets for all bathrooms.

INTERIOR FINISH

Walls: Two (2) coats of flat latex paint (1 primer, 1 finish).

Doors: Two (2) coats of semi-gloss latex paint (1 primer, 1 finish).

Trim: Two (2) coats of semi-gloss latex paint (1 primer, 1 finish).

CABINETRY

Style: White Shaker with Soft Close Hardware

Hardware: Operable drawers and cabinet doors will have satin nickel knobs.

Upper Cabinets (Kitchen): 36" high except for 18" high above the range and refrigerator.

Upgraded 42" upper wall cabinets on 4th floor.

Moldings: Upper cabinets will have matching crown molding in matching finish.

Island: One island/eating counter with overhang and two pendant lights in kitchen.

Layout: Buyer should refer to the floor plans for the layout of the cabinetry.

COUNTERTOPS

Kitchen & Island: Granite with undermount sink, 4" separate back splash in kitchen.

Bathrooms: Granite with undermount sink, 4" separate back & side splash in bathrooms.

APPLIANCES

Style: Upgraded appliance package consisting of refrigerator, dishwasher, natural GAS range, microwave, washer, electric dryer or comparable.

GAS FIREPLACE

Style: 36" direct vent corner fireplace with custom mantle.

FLOOR COVERING

Entry/ Kitchen/LR/DR/Hall: Prefinished 3 1/4" Red Oak Hardwood

Bedrooms/Study: carpet over 6lb rebound pad.

Baths: Tile

Utility Room/Closet: units to have vinyl.

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FIRE AND SAFETY

Automatic Sprinklers: Wet sprinkler system pursuant to NFPA specifications.

Smoke Detectors: Ceiling smoke detectors with battery back-up located as required by code. Smoke/ CO2 combo in living room ceiling.

HEATING, VENTILATION & AIR CONDITIONING

Type: Forced hot air by natural gas with cooling.

Furnace: Rheem R8015A100521MSA - 100,000 BTU, Up To 80% AFUE, Multi-Position, Single Stage, Multi-Speed Gas Furnace sized per residence located in utility room/closet.

Air Conditioning: Rheem 16 seer exterior condensing unit sized per residence.

Thermostat: One programmable controlling Heating and Cooling located per the Installer

Supply Air Ductwork: One zone, flexible and rigid galvanized with insulation, registers as required.

Return Air Ductwork: Rigid galvanized steel, registers as required.

PLUMBING

Master Bath: One WC, two under mount lavs, one 5' shower.

Master Bath Shower Stall: ceramic tile walls and clear glass shower door.

Guest Bath: One WC, one under mount lav, one 5' fiberglass tub/shower unit.

Kitchen Sink: Undermount Stainless Steel Sink

Water Closets (WC): 2 piece Comfort Height elongated bowl in white porcelain, 1.6 GPF, by American Standard.

Kitchen Faucet: American Standard "Portsmouth" series single lever brushed chrome with pullout sprayer.

Lav Faucets: American Standard "Portsmouth" series single lever in chrome.

Shower Valve: American Standard "Portsmouth" in chrome.

Tub & Shower: American Standard "Portsmouth" in chrome.

Garbage Disposal: ISE "Badger 1/3hp" or comparable.

Water Heater: Fifty (50) Gallon Electric.

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ELECTRICAL

Service: 100 amp with circuit breaker panel and individual meter.

Switches & Standard Outlets: Decora style white, located per code, GFI outlets where required.

CATV & Telephone: Quantity will vary per Residence type.

Recessed Fixtures: LED recessed fixtures quantity will vary per Residence type, white trims.

Builder supplied fixture located in the dining room.

Fluorescent Strip Lights: One (1) located in the utility room and closets.

Bathroom Lights: One (1) exposed bulb mirror light and one surface style fixture.

Exhaust Fan: One (1) per bathroom.

LAUNDRY HOOK-UPS

Connections/Stubs: Water, Electric, 110 volt outlet for washing machine and 220 volt outlet for dryer with exterior dryer vent.

Hook-ups: Builder will install builder supplied washing machine and electric dryer.

SHELVING

Location: All linen and hanging closets.

Style: Builder supplied shelving with hanger.

OTHER

Parking: One assigned underground parking space in heated garage and one outside parking space.

Storage: Limited quantity underground storage in heated garage.

Deck: One private deck or patio.

LIMITED WARRANTY

In addition to any warranty for materials and labor given by the manufacturers and/or installers of the various components of the Residence, Builder shall offer a one (1) year Limited Warranty on the Residence. Please consult the actual Limited Warranty for a more exact description of limitations and coverage.

BUILDER NOTES

The Residence Specifications offered are subject to change, omissions and errors by the Builder. The Builder reserves the absolute right to substitute any of the above Residence Specifications with materials of similar or greater quality.