



## BUILDING 8 - RESIDENCE SPECIFICATIONS - 12/20/16

### 1. INTERIOR TRIM & DOORS

Baseboard:	5-1/4" one-piece baseboard in all areas.
Window & Door Casings:	2-1/2" in all areas.
Crown Molding:	3-5/8" crown over inverted 5-1/4" baseboard in Entry, LR & DR.
Wainscoting:	Chair rail with base molding panel squares in Entry, LR & DR.
Finish:	All trim is paint grade (finger-jointed).
Interior Doors:	Six panel, hollow core masonite and bi-fold doors with satin nickel hinges.
Door Hardware:	<i>Schlage</i> satin nickel door knobs.
Bi-fold Hardware:	White painted cabinet door pulls
Privacy Lock Sets:	Push button lock doorsets for all bathrooms.

### 2. INTERIOR FINISH

Ceiling Heights:	Will be 9' +/- in all living areas, 8' +/- in bathrooms and soffited areas.
Transom glass:	Above all windows and patio doors.
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).
Finish Walls:	Buyer will select one (1) interior wall color from the Builder's samples.
Finish Doors & Trim:	Buyer will select one (1) interior trim color from the Builder's samples.

### 3. CABINETS

Style:	<i>Aristokraft</i> "Avalon" maple or "Landen" oak cabinets – see Builder's samples.
Hardware:	Operable drawers and cabinet doors will have satin nickel knobs.
Upper Cabinets (Kitchen):	42" high except for 24" high above the range and refrigerator.
Moldings:	Upper cabinets will have matching crown molding in matching finish.
Island:	One island/eating counter with overhang in kitchen.
Layout:	Buyer should refer to the floor plans for the layout of the cabinetry.

### 4. 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.
Colors:	To be selected by Buyer from Builder's samples.

### 5. APPLIANCES

Style:	<i>GE</i> appliances consisting of refrigerator, dishwasher, natural GAS range, microwave, washer & dryer.
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### 6. GAS FIREPLACE

Style:	<i>Empire</i> 36" direct vent corner fireplace with custom mantle.
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### 7. FLOOR COVERING

Entry/ Kitchen/LR/DR/Hall:	" <i>HarrisWood</i> " prefinished 3" oak hardwood.
Bedrooms/Study:	<i>NRF Select</i> "Undoubtedly" carpet over 6 lb rebond pad.
Baths:	Ceramic tile to be selected from Builder's samples.
Utility Room/Closet:	"A" units to have linoleum, "B" units will be unfinished.

### 8. FIRE AND SAFETY

Automatic Sprinklers:	Wet sprinkler system pursuant to NFPA specifications.
Communication:	<i>Aiphone</i> video intercom system between residence and secured building entry foyer.
Smoke Detectors:	Ceiling smoke detectors with battery back-up located throughout.

### 9. HEATING, VENTILATION & AIR CONDITIONING

Type:	Forced hot air by natural gas with cooling.
Furnace:	<i>Trane</i> 82% efficiency sized per residence located in utility room/closet.
Air Conditioning:	<i>Trane</i> 13 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.

#### **10. PLUMBING**

Master Bath: One WC, two under mount lavs, one 4' shower.  
Guest Bath: One WC, one under mount lav, one 5' fiberglass tub/shower unit.  
Kitchen Sink: Elkay "ELU2118" undermount in stainless steel.  
Water Closets (WC): 2 piece elongated bowl in white porcelain, 1.6 GPF, by *Sterling*.  
Under mount Lav: Oval bowl in white porcelain by *Sterling*.  
Bathtub/Shower Unit: White fiberglass by *Aker*.  
Master Bath Shower Stall: White fiberglass by *Aker* with clear glass shower door.  
Kitchen Faucet: *PurePro* series single lever polished chrome with pullout sprayer.  
Lav Faucets: *PurePro* series single lever polished chrome.  
Shower Valve: *PurePro* in polished chrome.  
Tub & Shower: *PurePro* in polished chrome.  
Garbage Disposal: *ISE* "Badger 5".  
Water Heater: *Bradford-White* fifty (50) gallon natural gas.

#### **11. ELECTRICAL**

Service: 100 amp with circuit breaker panel and individual meter.  
Switches & Outlets: *Decora* style white, located per code, GFI outlets where required.  
CATV & Telephone: Quantity will vary per Residence type.  
Recessed Fixtures: Quantity will vary per Residence type, white trims.  
Junction Boxes: Prewiring for one (1) Buyer 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.  
Fixture Installation: Builder will install Buyer supplied light fixtures for the dining room.

#### **12. LAUNDRY HOOK-UPS**

"A" Residences: Washer & GAS dryer hook ups will be located in the utility room.  
"B" Residences: Washer & GAS dryer hook ups will be located in the laundry closet.  
Connections/Stubs: Water, Natural Gas, 110 volt outlet for washing machine and exterior dryer vent.  
Hook-ups: Builder will install builder supplied washing machine and GAS dryer.

#### **13. MIRRORS**

Location: Each bathroom will have mirrors extending the full width of the countertop.  
Style: 42" high wall mounted with polished edges.

#### **14. SHELVING**

Location: All linen and hanging closets.  
Style: *Closetmaid* white epoxy coated steel shelf with hanger.

#### **15. OTHER**

Parking: One assigned underground parking space in heated garage.  
Storage: One assigned underground storage room in heated garage.  
Deck: One private deck or patio, size per residence.

#### **16. THIRD FLOOR RESIDENCES**

All third floor residences will have the following upgrades included in the base price of the residence.  
a. "B" Residence living rooms will have additional ceiling moldings in raised/tray ceiling area.

#### **17. 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.

#### **18. 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.