

Rider A

Lakeland Farms

SPECIFICATIONS (as of June 2020)

UTILITIES	Water	- Public
	Sewer	- On-Site Shared
	Electric	- National Grid
FOUNDATION	Poured Concrete:	- 3000 PSI
	Footings	- 20" x 10"
	Walls	- 8"
	Floors	- Average 4"
	Damp Proofing	- Bituminous asphalt sealer
	French Drain in crushed stone under basement slab	
	Vapor Barrier under basement slab	
EXTERIOR BUILDING PRODUCTS	Sheathing	- 7/16" ZIP system
	Roofing	- CertainTeed Landmark- Color is preselected by builder
	Windows	- Masterview Vinyl with full window screens, Energy Star glass.
	Siding	- Georgia- Pacific vinyl and PVC Batten Board - Color and combination is preselected by builder
	Shutters	- As per plan (choice from builders selection)
	Gutters & Downspouts	- Seamless aluminum
DOORS	Exterior	- Therma-Tru Smooth Star Fiberglass insulated
	Interior	- 2, 4 or 6 Panel Hollow Masonite
	Hardware	- Brushed Nickel or Oil Rubbed Bronze (Knobs)
	Slider	- Vinyl insulated glass with screen
	Garage	- Grand Harbor GH22- Sandstone Color- Metal insulated - Liftmaster wifi opener(s), keypad
SIDE ENTRY/ DECKING	As per plan	
	Front-	Composite decking with vinyl rails (if grading requires)
	Side-	Composite decking with vinyl rails (if grading requires)
	Rear-	Composite decking with pressure treated rails (if grading requires)
		Composite decking color is preselected by builder
PLUMBING	Kitchen Sink	- Single D-bowl stainless steel
	Kitchen Faucet	- Single hole, brushed nickel, Kohler
	Bathroom Sinks	- Single bowl porcelain
	Bathroom Faucets	- 4" spread, Kohler
	Bathroom Fixtures	- Chrome, Kohler
	Lavatories	- Elongated porcelain (white only)
	Showers/Tubs	- Fiberglass (white only)
	Master Bath	- Fiberglass shower unit (white only)
	Laundry	- Hook up for washer and electric dryer
	Exterior	- 2 exterior water spigots
	Icemaker Connection	
	Hybrid Electric Hot Water Heater (50 Gallon)	
ELECTRICAL	Service	- 200 Amps
	Cable & Phone Jacks	- 5 Outlets (can be interchanged)
	Bathrooms Vents	- Included
	Door Bell, Smoke Detectors, CO2 Detectors, Outlets:	Per code

Initials _____

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LIGHTING**Install interior ceiling lights**

- dining room
- bathrooms
- hallways
- kitchen
- foyer
- attic
- bedrooms
- living room
- basement

****All bedrooms shall have a switched light or a ceiling light**

****4 Recessed Lights included**

Exterior Lights

- front door
- deck area
- basement door
- garage

HEATING

Two story home- Single heating system- Two-zones by Electronic Zone Damper. Forced hot air by electric heat pump with central air conditioning – 95% Efficiency.

Air conditioning to utilize same registers as heating – 13 Seer.

INSULATION

As per energy envelope code

**CABINETRY/
GRANITE**

Kitchen cabinetry and bathroom vanities with standard granite countertop, (from Builder's selections). Bathroom vanities will have mirrors, selected by Builder – 48" island or Peninsula.

INTERIOR

All walls and ceilings to have ½" blueboard:

Walls - Skim coat of plaster, smooth finish

Ceilings - Textured finish

Casings - 2 ½" Colonial Pine

Baseboard - 7 ¼" MDF Board

Linen Closets - Textured finish, 4 Shelves

Other Closets - Textured finish, One pole and one shelf

**all closet doors will be single swing, double swing or bi-fold*

Stairs to 2nd Level - Carpeted with square wood balusters and hand rails

Garage - Only walls common to living area will be sheetrocked & plastered only, textured finish

PAINTING

Interior Walls - Two coats: one prime and one finish, latex paint (flat), one color (Benjamin Moore- Builder's selections)

Interior Trim - Two coats paint: semi-gloss, one color (White)

Closets - Primed only

Doors - Painted Masonite, two coats (White)

Builder to approve all exterior paint colors

FLOORING

Foyer (6'x4' area) - Choice of Ceramic Tile or Hardwood (from Builder's selections)

Kitchen/Dining Area - Choice of Ceramic Tile or Hardwood (from Builder's selections)

Dining Room - Choice of Ceramic Tile or Hardwood (from Builder's selections)

Baths/Laundry - Ceramic Tile (from Builder's selections)

Family/Living/Great Room - Hardwood (from Builder's selections)

Stairs to 2nd Level - W/W Carpet (from Builder's selections)

Remaining Rooms - W/W Carpet (from Builder's selections)

maximum of 2 colors on carpet selection and 2 colors on tile selection

APPLIANCES

Range - Electric– Frigidaire

Dishwasher - Built-in – Frigidaire

Microwave - Built-in with Ductless Vent – Frigidaire

WARRANTY

Ten Year Quality Builder's Warranty (See Detailed Quality Builder's Warranty Agreement)

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