



Central Ave Alleyoop LLC Owned Project

Built By: Clark Edward Development

865 Fifth Street

Ocean City, NJ 08226

Building Specifications

Windows: Andersen 400 Series, DH, White, DP/PG Upgrade, w/ Screens

Exterior Door, Exterior Deck Sliders, Patio Doors, and Garage Doors: (3) Exterior Smooth Star Fiberglass Door

Door hardware is Schlage Georgian Brushed nickel knob with deadbolt on the main entry door. All garage doors will be 9'Wx7'H Haas 2461L, Short recessed panel, single sided steel, insulated garage doors, insulation R-value 7.45, White in color, with 6-pane windows, track set TBD, and front mount torsion springs. Along with Liftmaster Model 8365W, ½ H.P., Chain drive garage door openers, with deluxe wall buttons, 2 remotes, 1 wireless keypad, photo eye, auto reverse protection systems, and wifi capable.

Roofing and Flashing:

Owens Corning Duration Lifetime shingles over synthetic underlayment

Ice & Water shield in valleys & under wall flashings

Metal wall flashings & pipe flanges

Exterior Siding, Trim, Cornice, Facias, and Soffit:

CertainTeed T5 Cedar Impressions vinyl siding as per prints

CertainTeed Board & Batten vinyl siding as per prints

vertical bead board PVC shiplap on cupola

Azek water table & fascias

Azek window/door surrounds

Azek porch beam wraps

CertainTeed vinyl soffit on overhangs & porch ceilings

MidAmerican light blocks, dryer vents, hose bibs, & electrical blocks

White aluminum K style Gutters

Exterior Decks:

All decks will be hand laid Fiberglass with gel coat sealant. (Grey)

Exterior: Vinyl Railing, White with Chippendale accent panels (as per plans)

Interior Stairs:

1st and 2nd Floor Interior Stairs stained to match engineered hardwood.

2nd floor Stair tower landings to be hardwood and stair treads stained to match engineered hardwood





Plumbing: 1 hook up each for washing machine, dishwasher, and refrigerator/ice maker
Outside hose bibs as per plan

Toilets: Kohler Highline Arc, white, comfort height, elongated bowls.

Bathroom Faucets, Shower trims/controls:

Master Bathroom:

Shower Trim: Moen Shower System Trim Package – Brushed Nickel

Bathroom 2:

Shower Trim w/ Tub spout: Moen – Brushed Nickel

Kitchen Faucet: Moen – Brushed Nickel

Hot water heater: As Per Plan

Showers/Tub 1st Floor:

Hall Bath: Tub insert with Tiled Walls

Outside Shower: Outdoor shower enclosure with composite decking floor over gravel with french drain

HVAC (Heating and Cooling): Gas heat with Central Air. Equipment will be Heil or Equivalent. Heater will be 90% plus efficiency and the air conditioner will be high efficiency 13 Seer. 2 zone.

Electrical Installation: Electrical work will be completed as per plan including cable in each bedroom and great room & 1 phone line for each unit. Location of outlets are approximate. Decora switches will be provided. All bedrooms will have ceiling fans with lights. A doorbell will also be provided.

Fireplace, Mantel & Surround:

Direct vent fireplace for use with natural gas only with log set, sealed glass panel, black firescreen screen front, on/off wall switch, vent kit for straight out the back up to 24" in framing depth.

Insulation

As Per RES check: Fiberglass batts
Floor system



Exterior walls
Flat Ceiling
Cathedral ceiling
Interior partitions sound attenuation batts are optional.

Drywall:

All drywall to be installed according to the following specifications:

Ceilings: 2 layers 5/8"x -floor ceilings w/ 7/8" furring & RSIC clips

-no porches included 4

Walls: 1 layer 5/8"x

Bathrooms: 1 layer mold board on walls & ceilings

-no rock on tile shower walls, cement board done by others

Garage: 2 layers 5/8"x on ceilings

1 layer 5/8"x on walls, bottom 5' gets 5/8"x aquatough

Application is screwed fields (nailed perimeters & corner bead)

-job hand finished, ready for paint preparation

-includes one final prior to settlement

-includes bullnose or square bead

Ceramic Tile: All Bathroom floors, shower and tub walls, kitchen backsplash, and the entry foyer floor. Bathrooms will have wood 5 1/4" baseboards.

Wood Flooring: Engineered Hardwood Flooring will be installed throughout. (Including Bedrooms)

Carpet: N/A

Interior Trim: 5 1/4" Baseboard throughout. Craftsman style window/door casing, windows with 3/4" sill. Basic Fireplace Mantle Provided.

Interior Doors: Craftsman style 3 panel solid wood doors finished with two coats of gloss latex paint. Bedroom and bathroom doors will be solid core. Hardware will be Schlage Chrome levers or knobs or equivalent.

Paint and Staining: Interior will be painted with 2 coats flat latex; two color choices are included for great room/hallway/bedrooms/bathrooms walls. All ceilings will be white. Trim will be semi-gloss latex. Garage will be flat latex.

Kitchen Cabinets, Vanities cabinets and Countertops

Cabinetry and Countertops selected by Developer.

Appliances:



GE Profile Series Counter Depth Refrigerator
GE Profile Range- Natural gas
GE Profile Dishwasher
GE Profile Over-the-Range Microwave Oven/Range hood combination
Whirlpool Front Load Washer/Dryer

Bathroom Accessories: Hall Bath Shower to have Curved Chrome Shower Rod. 1/4" plate glass mirrors will be installed the width of the vanities. Each bathroom will include a Moen Brantford chrome towel bar, or ring and one paper holder.

Closet Shelving: One Shelf and Rod per clothes closet and four shelves in linen/pantry closets. Shelving will be steel wire with vinyl coating.

Concrete, Landscaping, Irrigation: As per Plan.

All Overages/Extras/Change orders or Special Requests are to be paid at time of purchase or order. All overages/extras will also have a change order fee of 15% of the total cost less the cost of the allowance. Any changes may incur extra costs and possibly delay completion. Developer reserves the right to make selections.

