

1661-63 Asbury Ave LLC Owned Project
Clark Edward Development
Building Specifications for 1661-63 Asbury Ave – 1st Floor & 2nd Floor

Windows - Vinyl double-hung windows. White exterior, white interior. Screens provided.

Exterior Door, Exterior Deck Sliders, Patio Doors, and Garage Doors: Exterior doors will be a combination of Vinyl gliding patio and Therma-Tru Smooth Star entry doors as per plan. Door hardware is Schlage Georgian Brushed nickel knob with deadbolt on the main entry door. All garage doors will be Haas 2400 Series, white single sided steel, non-insulated, with remote opener and keypad or equal product. Decorative handles, etc. are extra.

Roofing and Flashing:

Owens Corning Duration Lifetime shingles over synthetic underlayment on entire roof area
Ice & Water shield in valleys, low pitched areas, & under wall flashings
Owens Corning starter shingles
Owens Corning ProEdge caps
Pipe flanges & metal wall flashings

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

Supply & Install CertainTeed Cedar Impressions on front of building
Supply & Install CertainTeed MainStreet vinyl siding on sides & rear of building
Supply & Install CertainTeed Board & Batten vinyl siding as per prints
CertainTeed Certawrap underlayment with 4" DuPont window tape flashings
CertainTeed 4" outside corners & vinyl siding accessories
Azek water table & porch beam wraps
All Azek to be fastened with stainless steel fasteners & welded with Christy's glue
MidAmerican light blocks, dryer vents, hose bibs, & mounting blocks
CertainTeed vinyl soffit on overhangs & porch ceilings
Smooth aluminum trim coil on fascia boards
Daily clean up & removal of all debris

Exterior Decks: All decks hand laid Fiberglass with gel coat sealant. (Grey)

Exterior: Vinyl Railing, White spindles (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

Sinks: Moen

Bathroom 2:

Shower Trim w/ Tub spout: Moen

Sinks: Moen

Powder Room:

Sink: Moen

Kitchen Faucet: Moen

Hot water heater: As Per Plan

Showers/Tub 1st & 2nd Floor:

Bathroom 2: Tub insert with Tiled Walls

Master Bath: Tiled shower/floor

Outside Shower: As per Plans

Elevator: Standard Electric Single Family Private Residential Elevator with 2 stops

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. Single zone.

Electrical Installation: Electrical work will be completed as per plan including cable in each bedroom and great room. 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: 5/8 fire code Type X sheetrock finished and sanded. All sheetrock will be glued and screwed. Perimeters of sheet will be nailed and field screwed. All bathrooms and kitchen splash areas will be done in 5/8 moisture board. All vertical 90-degree corners. 1st floor ceiling will have 2 layers of 5/8 fire code Type X sheetrock with RGIC-I clips and channel for sound suppression. Garage walls will be 5/8, garage ceilings to be 2 layers of 5/8 Type X sheetrock. Fiberock Aqua-tough on walls below design flood elevation DFE.

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.

Living Room/Great Room/Kitchen Ceiling: 1st Floor Great Room will include 4 5/8" crown molding.

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 and closets will be white. Trim will be semi-gloss latex. Garage will be flat latex.

Kitchen Cabinets, Vanities cabinets and Countertops: White shaker Cabinetry and Soft Catch/Soft Close Countertops selected by Developer.

Appliances:

GE Profile Series Counter Depth Refrigerator
GE Profile Range- Natural gas
GE Profile Dishwasher
Beverage Center
GE Profile Drawer Microwave
GE Range Hood
Whirlpool Front Load Washer/Dryer

Bathroom Accessories: Bath 2 Tub Shower to have Curved Chrome Shower Rod. Master Shower will include Semi-frameless glass door. 1/4" plate glass mirrors will be installed the width of the vanities. Each bathroom will include a Moen chrome towel bar, or ring and one paper holder.

Mirrors: All mirrors other than 1/4" plate glass are extra not including install.

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.