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## 6 Kathy Lane, Warren Specifications

**Specifications:** All materials equal to NJ construction code and/or as follows:

1.6 acer Property with underground utilities on quiet cul-de-sac near Rt 78 and schools

Alarm / Security System 1<sup>st</sup> - floor and basement windows & doors

Appliances – Jenair Microwave, Range, Dishwasher

Bathroom Shower Doors & Mirrors

- 1/4" Clear Mirrors with Polished Edge in Hall & Master Bathrooms

- Frameless Door / Enclosure in Master Bathroom

Cabinets & Tops – Quartz Tops and 42" Cabinets in Kitchen & Bathrooms, Built-in Cubbies in Mudroom

Closets – Ventilated Vinyl Coated Shelving

Exterior / Front Door – Thurma Tru Energy Efficient Insulated Front Door with Sidelights

Electric - Underground 200 AMP Service

- Recessed Lights throughout house

Fireplace - (1) Gas Burning with Marble or Tile Surround & Wood Mantel

Flooring -Hardwood 1st Floor & 2nd Floors except full Bathrooms

- 3 1/4" X 3/4" Red Oak with Satin / Oil Stain / Polyurethane

Foundation – 8' Concrete Block with Waterproof Coating with 10 Year Warrantee

Garage Door(s) - Insulated Door with Liftmaster Opener & Keypad

Gutters & Leaders - Aluminum gutters, spouts

HVAC - 2 systems for 1st and 2nd Floor(s)

- 92% Efficiency Furnaces, 13 Seer Air Conditioners

- Programmable Thermostats

Insulation - Proper Venting

- R 38 X 16 Kraft faced fiberglass batts in flat ceiling

- R 30 X 16 Kraft faced fiberglass batts in 2 X 10 slope ceiling

- R 38 X 16 Kraft faced fiberglass batts in garage ceiling under living area

- R 21 X 15 Kraft faces fiberglass batts in 9' first floor & 8' second floor 2 X 6 exterior walls

- R 13 X 15 Unfaced fiberglass batts to PVC pipes

- R 21 X 16 Unfaced fiberglass batts in first floor band joists

- R 21 X 16 Unfaced fiberglass batts in basement band joist

- Thermafiber & caulk mechanical gaps & penetrations

- R 10 PSK Blanket insulation in unfinished basement storage area walls

Interior Trim & Doors

- Raised Panel Interior Doors

- Pediment Heads in Living & Dining Rooms

- Crown Molding 1<sup>st</sup> & 2<sup>nd</sup> Floors

- Waistcoat Boxed Molding, Foyer, Stairs, Powder Room & Dining Room

- Schlage Interior Door Knobs

- Schlage Handset for Front Door

Landscaping – Seeded Front, Rear & Side Yards

- Front Yard Foundation Plantings
- Paver Walkway Driveway to Front Door
- Paved Driveway Directly to the Street

Miscellaneous

- 9' First Floor Ceilings
- Pre-Wired Phone & Cable Jacks (3)
- Weather Proof Exterior Electric Outlets (1) Front & (1) Rear
- Hose Bibs (1) Front & (1) Rear
- Lo-flow Water Fixtures with Aerators

Paint - Benjamin Moore / Sherman Williams

- Two Finished Coats
- Sanding, Caulking, as Required

Plumbing - Drainage / Schedule 40 PVC

- Water Supply "L" Copper
- Kitchen Garbage Disposal
- 75 Gallon Power Vent Water Heater
- Waterline for Refrigerator Icemaker
- Kohler Plumbing Fixtures

Porch – Limestone & Concrete Front Porch

Roof - 30 Year Dimensional Shingles

- Ice Water Shield
- Ridge Vent(s)

Siding / Exterior Trim

- James Hardi Composite Siding & Stone on Front Elevation
- Vinyl Siding Rear & Sides
- Maintenance Free Vinyl & Composite Exterior Trim
- House Wrap Taped & Sealed
- Fully Flashed Windows

Sheetrock – Screw and nail installation

- 1/2" throughout house
- 1/2" durock around tub and shower areas
- 5/8" party wall to garage
- 1 layer 5/8x on garage walls
- 2 layer 5/8x on garage ceiling

Stairs - Stained Oak Stairs with Painted Risers

- Stained Railings with Painted Spindles

Tile - Bathroom Tile Walls / Wonderboard or equivalent.

- Bathroom Tile Floor with polyethylene Ditra under mount

Windows – Anderson 3000 Silverline Double Hung

Specs list may change without notice