

ALABAR, LLC

Specifications for Condominiums

Skaneateles Meadows

Lauder Lane, Skaneateles, N.Y.

www.skaneatelesmeadowscondos.com

EXCAVATION:

Foundation backfill will be gravel. Finish grade to follow grading plan.
Trenches for utilities as per lot.

FOUNDATION:

Full Basement and Party wall: 12 courses of 10" concrete blocks on 10"x 20" concrete footings.

Garage: 8" concrete blocks on 10"x 16" footings.

Front Porch: 8" concrete blocks on 10"x 16" concrete footings.

Exterior of wall to have a foundation coat. All 12 course walls to have cores poured with concrete approximately every 5' with re-rod. Footings to have two re- rods.

DRAIN TILE:

4" perforated tile to run around exterior of footings, with drain holes through footings to outside tile. Drain tile to be covered with stone and filter paper and to run to daylight if possible. If tile can't run to daylight a extra sump pump option will be needed.

FRAME SYSTEM: Framing to be as per plans

Floor system: As per plans, 10" joist, 16" on center.
Cellar beam: LVL as per plans.
Sub-floor: ¾" tongue + groove.
Exterior walls: 2"x 6" on 16" center per plans.
Interior walls: 2"x 4" on 16" centers per plans.
Interior party wall: Double 2"x 4" wall with a 2" shaft wall between.
Wall sheathing: 7/16" osb
Headers: as per plans

ROOF SYSTEM:

Roofing: 15# felt, 36" ice and water shield, white galvanized drip, CertainTeed Landmark, Architectural shingles, Shingle Vent II ridge vent ventilation, all overhangs to be 12", all flashing to be metal. Roof sheathing to be ½". Roof trusses or rafters per plans.

WINDOWS & EXTERIOR DOORS:

White vinyl, tilt wash, low E glass with argon.
Screens on all windows and sliding door. Locations and sizes per plans.
Windows and door to have grilles, per plans.
All grilles between glass.
Front door to be 36" fiberglass six panel.
Sliding door to be white vinyl.
Fire rated, 34", 6 panel steel fire door from garage to house.
Hardware to be Schlage, satin nickel, lever handle.
Hinges to be satin nickel.
All entrance doors to have dead bolts.
Garage overhead door to be 16' x 8', white, Architectural, steel, insulated, with opener.
Basement to have an egress window.

INSULATION:

Celotex sill sealer on top of foundation wall.
Spray foam in sill box and air seal walls.
Tyvek wrap exterior walls.
Exterior walls to have R-23, BiB system.
Ceilings to be R-49 blown in fiberglass or R-49 fiberglass batts .
Propervents where needed.
Some interior sound proof where needed.
Garage ceiling to have R-19 insulation.
Garage walls to have R-11 insulation.
Basement block walls where needed to have R-12 fiber glass blankets.
Party wall to be sound insulated.

SHEETROCK:

½" sheetrock throughout house.
House to be finished and sanded.
Sandpaint ceilings and closets.
Garage to be sheet rocked, complete finish.

CONCRETE FLOORS:

Basement: 3500# mix, trowel finish.
Garage: 4000# mix, to have a minimum 4" slope to door, trowel finish.
Porches: 4000# mix, to slope away from house. Broom finish.

Basement floor to have a vapor barrier. All floors to have saw cuts or joints if needed.
Basement to have a sump pit.

EXTERIOR FINISH:

Vinyl siding, CertainTeed, double 4".
Vinyl soffits to be white and vented where needed. Fascias to be white aluminum.
Exterior walls to have tyvek paper.
Soffits and rakes to be 12". Siding to be caulked where needed.
All master mounts to be siding color.
All elevations to have white 3 1/2" wide trim- windows, doors and corners.
Porch ceilings to be white vinyl same as soffits.

GUTTERS:

5" white aluminum, whole building, down spouts to grade.

INTERIOR FINISH

Six panel primed, wood grain, hollow core masonite doors, solid core doors on some, sizes per plans, hinges to be satin nickel.
Schlage lever handle hardware, satin nickel.
Primed colonial casing 3 1/4", Primed colonial base 5 1/4", oak floors to have painted shoe molding.
Windows to have stools. All doors and trim to be paint grade.
Metal shelving in all closets, one 12" shelf and rod in all cloths closets. Pantry and linen closets to have four shelves. Allowance.
Mirrors to be 1/4" ground edge over vanities. Allowance.
Paint: Benjamin Moore, Spec 500.
Walls: one coat primer and two coats satin paint.
Doors and all trim, two coats semi gloss, white.
All toilet paper holders and towel bars to be supplied by owners and installed by builder.
No built in cabinets or bench's figured.
Kitchen and bath counter tops to have allowance.
Two paint colors figured, \$60.00 for each additional paint color change.
Kitchen cabinets, Homcrest line with shaker style doors.

FINISH STAIRS:

House to basement to have painted wood stringers, with closed sides, plywood risers, and carpet grade treads. B unit: main stairs to have painted wood stringers with closed sides and plywood risers, carpet grade treads.

B units: main stairs and upstairs railing to have oak 4075 box newel posts, oak 6010 railing and painted 5060 spindles.

Basement railing to be pine.

MECHANICALS:

Electrical - 100 amp. underground service.

1 phone jack, 3 cable jacks, 2 outside outlets, 2 outside faucets

Electrical and plumbing per code, plumbing to be pex, drains to be plastic.

Full baths to have exhaust fans with light, vented to outside.

Half bath to have fan only, vented to the outside.

No outside venting in kitchens figured.

Stainless steel double bowl under mount kitchen sink part of countertop allowance.

Vanity sinks are part of countertop allowance.

Natural gas forced air high efficient furnace.

Central air conditioning.

Master bath shower unit to be fiberglass, one piece, 34"x 60" with seat.

Guest bath to have fiberglass shower unit, 32"x 60", one piece.

All fixtures to be white.

Washer and dryer hook up in laundry.

50 gal. high efficient, natural gas, water heater.

Natural gas hook up for furnace, dryer, fireplace.

All faucet, tub and shower controls to be Moen single lever, chrome.

Lav faucets moen Eva 6400c, kitchen faucet moen Align 7565c with spray,

tub/shower faucet moen Eva T2133c, shower faucet Eva T2132c.

Allowance for kitchen and vanity counter tops.

Toilets to be elongated and highline.

Lighting locations by owners, 12 standard 6" recessed included, any others will be extra.

Under cabinet lights figured, allowance.

Any dimmers, Ceiling fan installation, floor receptacles and closet lights are extra.

Any electrical beyond what is code will be an extra. Standard switches and plugs.

Other than standard slide in appliance installation will be extra.

Venting for Radon from under basement floor through roof.

Any openings or special wiring for computers, sound systems and alarm systems will be extra.

FIREPLACE:

Natural gas 36" unit. Option for electric unit.

Mantel and surround

FLOORING:

- Carpet: Both bedrooms, master closet.
\$35.00 per yd allowance with pad, installed.
- Hardwood flooring: Kitchen, dining area, living rm, foyer and small hall.
Flooring to be natural, #1 common, red oak, 2 1/4".
- Ceramic tile: Both full baths, laundry and mudroom.
Allowance \$ 4.00 per sq. ft. for tile and grout.

PORCH DECK:

- B units only: frame to be pressure treated wood with composite decking and vinyl railings.
Deck to have one privacy wall.

FINISH GRADE & DRIVEWAY:

- Finish grade construction area with 5" topsoil.
Driveway to be blacktop binder coat and built as per site plan.

LANDSCAPE:

- Grade and seed lawn.
Any landscape plantings by Condominium.

ALLOWANCES:

Mantel and surround:	\$ 850.00
Flooring:	12,500.00
Shower door, framed: Chrome	1,200.00
Kitchen cabinets, vanities, hardware:	12,000.00
Counter tops: kitchen and vanities	7,800.00
Fixture allowance: tub unit, faucets, toilets, shower unit	3,500.00
Mirrors:	275.00
Lights:	1,000.00
Closets Shelving:	750.00
Under cabinet lighting:	600.00

Change orders to the plans or specifications as mutually agreed upon by contractor and owner will be in writing and any additional cost or credits will be indicated.
Change orders will be charged at cost plus 15%.

Buyers:

Alan R. Briggs
ALABAR, LLC.