



Lakeside Builders & Developers, Inc.
Ph. 585-227-0760 FAX 585-227-1492
E-mail - lksdbd@aol.com
Web site - lakesidebuildersny.com

Standard Features

"Committed to quality craftsmanship and superior workmanship"...

STRUCTURAL/EXTERIOR

1. 11 course basement per plan with thermopane windows
2. 25-year Fiberglass roof shingle
3. Kiln dried lumber throughout
4. $\frac{1}{2}$ " Plysheathing subfloor, tongue and groove, glued
5. $\frac{7}{16}$ " Plysheathing for sidewall and roofing
6. Sump pump connected to storm sewers
7. Seamless aluminum gutters - choice of colors
8. Choice of vinyl siding and trim color -Vytec - Nantucket
9. Choice of standard brick per plan
10. Two exterior frost-free water faucets
11. Asphalt binder driveway
12. Concrete sidewalk to front door
13. All utilities placed underground
14. Builder's shrub program
15. Builders warranty
16. Insulated steel garage door with baked enamel finish

INTERIOR

17. Kitchen cabinets - Cardell 360 Series, Classic or Sussex, Hardwood Raised Panel doors
18. Choice of vanities and Formica tops (per plan)
19. Stainless steel double bowl kitchen sink with spray
20. Insinkerator disposal, dishwasher & ductless range hood
21. 6-panel painted interior doors
22. Semi-gloss paint on woodwork, kitchen and baths
23. Hardwood floor in foyer
24. Choice of carpet : Shaw Ind. - Bayview or equal
25. Choice of vinyl: Armstrong[®], INITIATOR or equal
26. Stippled ceilings throughout
27. Extended soffits (24") over kitchen cabinets
28. Oak wood railings (per plan)
29. Vinyl wrapped metal closet shelving

ENERGY

30. Energy saving insulation package complies with specifications of the Public Service Commission & NYS Energy Code
31. 80% energy efficient forced air gas furnace
32. Hi-return rate gas hot water heater, 40 gallon
33. Vinyl single-hung windows w/Low-E Argon gas & screens
34. Steel insulated exterior doors
35. Roof and soffit vents (per plan)

ELECTRICAL

36. 150 AMP underground service, circuit breakers
37. 110-volt copper wiring throughout
38. 220-volt service for dryer and range plugs
39. Ground fault interrupter plugs per code
40. (2) Weather-proof exterior duplex outlets (GFI)
41. U.L. approved smoke and carbon monoxide detectors
42. Exterior lighting circuit at all entry doors
43. Switched sink-light
44. Switched duplex outlets in bedrooms, living room, family room
45. Electrical fixture allowance (\$500)
46. Garage door opener plug
47. 2 phone jacks
48. 2 cable T.V. jacks

PLUMBING

49. Laundry area with dryer vent
50. Pro-Flo plumbing fixtures (white, biscuit or almond)
51. Delta single lever faucets
52. Pressure balanced anti-scaled tub & shower faucets
53. One-piece fiberglass bathtub & shower



Hidden Trail



Lakeside Builders & Developers, Inc. offers these standard items (unless otherwise specified). All selections and materials specified herein are subject to availability, plan variation and may change without notice.