



LAKESIDE
Builders & Developers
Incorporated



April, 2006

STANDARD FEATURES

STRUCTURAL / EXTERIOR

1. 12 course basement, 12' block with Glass Block windows
2. 300# seal down dimensional roofing
3. Kiln dried lumber throughout
4. Sub-floor " Advantek, tongue and groove, glued and nailed
5. 7/16" OSB for sidewall and roofing
6. Seamless aluminum gutters - choice of eight colors
7. Choice of builder's vinyl siding and aluminum trim
8. Choice of standard brick (per plan)
9. Two exterior water faucets
10. Asphalt binder driveway
11. Sidewalks per plan (concrete)
12. All utilities placed underground
13. Shrub program - Complete front planting (roadside) & hydro-seeded lot
14. Builder's warranty
15. Deck on lake side of all homes allowance 220 sq. ft.
16. 1 ½" water service

INTERIOR

17. Choice of kitchen cabinets - per plan and Contract allowances
18. Choice of vanities and Formica tops (per plan)
19. Disposal, dishwasher, ductless hood, & appliance allowance \$1,500
20. 6-panel painted interior doors
21. Semi-gloss paint on woodwork full baths and in kitchen
22. Ceramic tile foyer and baths
23. Choice of carpet, \$18 sq. yd. allowance
24. Choice of vinyl, \$15 sq. yd. allowance
25. Stippled ceilings throughout
26. 24" soffits over kitchen cabinets including 6 recessed lights
27. Custom wood rails (Hemlock contemporary or Oak colonial)
28. Custom gas fireplace
29. Skylights (Std./Opt. per plan)
30. "Closet Maid" shelving

ENERGY

31. Energy-saving insulation package complies with specifications of Public Service Commission & NYS Energy Code
32. 90% Energy efficient York forced air gas furnace, with electronic ignition, including air conditioning, air cleaner and humidifier
33. Hi-return rate power shot gas hot water heater, 50 gallon
34. Hurd or equal CLAD Low E windows with fiberglass screens
35. Insulated Masonite doors with insulated sidelights (per plan)
36. Roof, gable and/or soffit vents (per plan)
37. Exterior walls 2" x 6" R-19 construction

ELECTRICAL

38. 200 AMP underground electric service, 42 circuit breaker panel
39. 120 volt copper wiring throughout
40. Ground fault interrupter, as required
41. Two weather-proof exterior duplex outlet
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 \$1,500
46. Outlet for garage door opener
47. 20 - 6" recess light fixtures
48. U.L. approved smoke detector
49. Front post lamp
50. Telephone and cable outlets - 10 total
51. Prewire for home security (2 keypads, 5 motion)

PLUMBING

52. Laundry area, 100 volt & 220 volt service & dryer vent
53. Choice of plumbing colors (white/almond std.)
54. Delta single lever faucets
55. 3/4" supply lines
56. Shut-off valves on all faucets
57. Fiberglass one-piece bathtub or shower unit
58. All plumbing to meet Town of Parma codes
59. Cast iron double bowl kitchen sink
60. Submersible sump pump
61. All Kohler plumbing fixtures
62. 50-gallon power shot hot water heater

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