

The Row Houses at Jay Street Standard Specification Sheet

Exterior Construction: Masonry front facades with Hardy board and MiraTEC trim. Rear facades and the exposed side of the first unit to be vinyl siding

Water/Sewer: Water will be supplied by the City of Albany Public Water System. Sanitary sewer will be connected to the City of Albany sanitary sewer system.

Roof: The roof system will be wood framed using engineered wood roof trusses at 24" on center. The roof deck will be 5/8" structural sheathing. R-38 rigid insulation will be placed above the deck and covered with a single ply .060 roof membrane with a 15 year warranty.

Windows: Andersen Unit 3 1/4" frame depth, white, Low E Glass (each sash), includes 6 9/16" factory applied pre-finished white complete unit extension jambs with white insect screens.

Garage Doors: 9'x7' Wayne Dalton Model 9600 insulated steel sectional garage door with electric operator.

Front Doors: (2) 2'6" x 7.0' fiberglass stainable Therma Tru doors with Weiser Hawthorne Front Lockset in Antique Brass Finish

Backyards: The entire backyards of each home will be seeded with a utility mix (blend of perennial ryes, blue grass and fescue varieties). Each backyard will be separated by a 4' fence, except those sections where there is an existing building. The fence will run from each new home to the building in the rear of the property lines.

Decks: Each unit will include a 10' x 10' Trex deck on treated lumber off of the great room on the second floor with a staircase leading down into the backyard.

Ceiling Heights: Ceiling heights to be 8' in garage, 9' on main floor and 8' on third level

Fire Sprinklers: Each unit will be equipped with an independent fire sprinkler system for all three floors.

Utilities: Natural gas and electric service will be provided by National Grid.

Fireplace: Each unit will include one 36" Heat N Glo SL750 TRE gas fireplace with the builder's standard primed MDF mantle with a granite surround and hearth (choose from 6 mantle styles & granite colors from vendor's showroom)

Electrical System:

Each unit will be metered separately and meters will be mounted on the exterior of the buildings.

200 AMP Panel Box to Include the following circuits:

- (1) 15 amp Gas Furnace
- (1) 15 amp Gas Water Heater
- (1) 40 amp range
- (1) 20 amp dishwasher
- (1) 20 amp refrigerator
- (2) 20 amp GFI receptacles
- (1) 15 amp light and receptacles
- (1) 200v dryer
- (1) 20 amp washer
- (1) 50 amp A/C
- (1) 20 amp bathroom GFI receptacle
- (1) 20 amp microwave

Exterior lighting fixtures will consist of:

- 2 Garage coach lights per house
- 1 Front porch recessed light fixture (1 per house)
- 1 Deck light (1 per house)

Interior lighting will consist of:

PBB = Provided by Builder

- (8) Garage porcelain ceilings PBB
- (5) Main floor recessed light fixtures PBB
- (1) Light fixture above inside of entryway (foyer) Allowance
- (2) Light fixtures on main floor outside of study Allowance
- (1) Kitchen light above island Allowance
- (1) Kitchen eating area light Allowance
- (1) Great Room paddle fan with light Allowance
- (1) Study room paddle fan with light Allowance
- (1) Powder Room vanity lights Allowance
- (1) Powder Room, light with exhaust fan PBB
- (1) Laundry room fixture Allowance
- (3) Third floor hallway recessed light fixtures PBB
- (2) Third floor bedroom light fixtures, wired for fans (1 in each bedroom) Allowance
- (1) Light fixture in guest bedroom closet Allowance
- (1) Light fixture in master bedroom walk-in closet Allowance
- (1) Third floor main bath overhead light with exhaust fan PBB
- (2) Third floor main bath vanity lights Allowance
- (1) Overhead light with exhaust fan in master bath toilet room PBB
- (1) Overhead light with exhaust fan in master bath powder/shower area PBB
- (2) Master bath vanity lights Allowance

Customers will get to choose interior lighting fixtures not provided by builder from builder's vendor. Builder will wire for these fixtures and install them once they have been chosen by customer. The fixture allowance will be \$1500, inclusive of tax. Bedrooms, great room and study will be wired for a light and a fan but the fixtures do not need to have a fan.

There will be a doorbell located at the main entry door of each unit with an interior bell-ring transmitter.

Alarm System: Each home will be equipped with an alarm system that will include a motion sensor in the house and sensors on the rear garage door, front door and sliding door onto the deck.

Television and Telephone: Telephone service will be provided by Verizon and each unit will be pre-wired for it. Cable service will be provided by Time Warner Cable and each unit will be pre-wired for it. Each unit will be provided with Cable TV Jacks in the great room, study and each bedroom; (4) total. Telephone Jacks will be provided; in the great room (1), kitchen (1), study (1) and one in each bedroom (2) for a total of (5). Customers can get internet service from either Verizon or Time Warner Cable.

Finishes, Appliances and Equipment will be as follows:

Drywall (also known as sheetrock): 5/8" Type-x sheetrock inside garage walls and ceiling with one coat of tape. 1/2" drywall (sheetrock) on all interior walls and ceilings of living areas

Firewall: Each unit will be separated from an adjoining unit by a USG area separation wall, installed per manufacturer's specification. The firewall is rated as a one hour fire wall.

Painting: All walls and ceilings of living areas will be covered with (2) coats of Sherwin Williams #6385 Dover White Flat Latex Paint (or equal).

Staircases: Staircase from garage to first floor to be painted pine treads and risers. Staircase from second floor to third to be oak treads with pine risers. Treads to be stained naturally and risers to be painted white. Railings to be oak with paint grade spindles.

Interior Doors: All interior doors to be 6 panel Masonite finished white

Flooring:

Ground Level Floor: 4" Concrete Slab

Hardwood: Hardwood will be throughout the main floor. Hardwood to be #2 common oak (or equal)

Ceramic Tile: Master bath and main bath on third floor. The style and color to of the ceramic tile will be chosen from builder's showroom. An allowance of \$3.50 per square foot will be given.

Carpet: All bedrooms and bedroom closets and third floor hallway. (Beaulieu 4796 Braid, on a 3/8" 6lb. pad) Colors to be chosen by unit purchaser from builder's showroom.

Plumbing Fixtures:

Powder Room (Main Floor Half Bathroom):

Toilet: Mansfield 12" Alto RI RD Rim White with Bemis Easy Clean white wood seat (Or Equal)

Pedestal Sink: 349-4-WHT Mansfield Maverick 4" CC white pedestal and lav top with Lav combination (Or Equal)

Main Bath (Third Floor Hallway Bathroom)

Sink: Mansfield 19" round 4" CXC self rimming drop in Lav in white

Vanity Top: Formica countertop with 4" backsplash (color to be chosen by Customer)

Lavatory Faucets: Delta Leland Chrome 4" CC Lav Faucet

Shower: Lasco Fiberglass 5' Tall Left Handed shower/tub in white (super core) (Or Equal)

Shower Components: Delta Leland Chrome lever and shower head (or Equal)

Toilet: Mansfield 12" Alto RI RD Rim White with Bemis Easy Clean white wood seat (Or Equal)

Vanity: Customer will be given a \$7,500.00 allowance, inclusive of tax, to cover kitchen, main and master bathroom vanities

Master Bedroom Bathroom:

Sinks: (2) Mansfield 19" round 4" CXC self rimming drop in Lavs in white

Vanity Top: Formica countertop with 4" backsplash (color to be chosen by Customer)

Toilet: Mansfield 19" round 4" CXC self rimming drop in Lav in white

Shower: Lasco 48" fiberglass white shower with Lasco Builders Choice framed shower height bypass door with silver frame and obscure glass

Shower Components: Delta Leland Chrome lever and shower head (or Equal)

Lavatory Faucets: (Two Sets) Delta Leland Chrome 4" CC Lavs with Delta Leland Chrome Handles (Or Equal)

Vanity: Customer will be given a \$7,500.00 allowance, inclusive of tax, to cover kitchen, main and master bathroom vanities

Kitchen:

Counter Top: Countertops in kitchen to be granite, there will be standard selections to be chosen from Builder's Vendor.

Sink: Elkay single bowl, stainless steel, under mount sink (or equal)

Faucet: Delta Palo Alto Stainless single handle pull-out kitchen faucet with soap dispenser (or Equal)

Cabinets: Purchasers will be given a \$7500.00 allowance to cover kitchen cabinets, master bathroom and main bathroom vanities to be selected from Sponsor's showroom.

Appliances:

Range: Frigidaire FEF336FM

Microwave: Frigidaire FMV152KM

Dishwasher: Frigidaire FFBD2405KS

Refrigerator: Builder does not provide refrigerator but will provide outlet and water line.

Washer/Dryer: Each unit will be provided with washer/dryer hookups, venting and electrical outlets.

Heating and Cooling: Each unit will be equipped with a Carrier 58MXB-060 Gas Furnace (or equal), 93-94% efficiency rating, that will connect to a forced warm air heating system.

Air Conditioning: Each unit will be equipped with a Carrier 24 APA524 air conditioning system, 2 Ton, 15 S.E.E.R. rating (or equal).

Hot Water: Each unit will be equipped with a 50 gallon natural gas power vent water heater.

Crisafulli Associates, LLC reserves the right to make changes to any standard feature so long as the replacement is of equal or greater value.