



SPECIFICATIONS

906 LAMONTE LANE PROJECT

- CONSTRUCTION MATERIALS
- ENGINEERED PIER AND BEAM FOUNDATION
- ENGINEERED FLOOR JOIST SYSTEM
- RADIANT BARRIER ROOF DECKING
- NEW SEWER AND WATER LINES/METERS
- 10' FIRST FLOOR CEILINGS
- 9' SECOND FLOOR CEILINGS
- RIDGE VENTED ATTIC SPACE
- TYVEK HOUSE WRAP
- ANTIQUE BRICK FRONT WANESCOT OVER CRAWLSPACE, AND ENTRY STEPS
- R13 WALL BATT INSULATION
- R30 BLOWN INSULATION IN ATTIC
- INSULATED LOW E WOOD WINDOWS
- JAMES HARDI SIDING AND EXTERIOR TRIM
- 30 YEAR RAISED PROFILE COMPOSITION SHINGLES
- PEX PLUMBING SYSTEM
- ATTACHED 2-CAR GARAGE WITH STEEL BAY DOOR AND ELECTRIC OPENER
- RECESSED LIGHTING THROUGHOUT
- CEILING FANS IN ALL BEDROOMS AND LIVING AREAS
- PREWIRED FOR ALARM, 2 KEYPADS
- LOW VOLTAGE PANEL INTERFACE FOR CABLE, PHONE, ETHERNET AND ALARM
- LANDSCAPE DRAINS ON SIDES AND BACKYARD OF HOME (AS NEEDED)
- HIGH EFFICIENCY AMERICAN STANDARD, 16 SEER HVAC EQUIPMENT
- GAS FURNACES
- TANKLESS HOT WATER HEATER

FINISHING FEATURES

- PRICE PHISTER "MARIELLE" PERIOD PLUMBING FIXTURES IN POLISHED CHROME FINISH
- MIRABELLE HIGH ARC KITCHEN FAUCET WITH SPRAYER IN CHROME FINISH
- TILE IN ALL WET AREAS
- JOB-BUILT CUSTOM CABINETRY IN KITCHEN, FULL EXTENSION DRAWERS
- CHEF'S ISLAND WITH MARBLE TOP
- GRANITE AND MARBLE COUNTERTOPS IN KITCHEN AND BATHS
- RECTANGULAR UNDERMOUNT WHITE SINKS IN BATHS
- FIRECLAY FARM SINK IN KITCHEN
- PROFESSIONAL APPLIANCES IN KITCHEN:
 - PROFESSIONAL 48" DCS GAS DUAL FUEL RANGE
 - KITCHENAID PRO DISHWASHER WITH HIDDEN CONTROLS AND STAINLESS TUB
 - BUILT IN STAINLESS MICROWAVE ON ISLAND



SPECIFICATIONS

- **HIGH CFM CABINETRY CONCEALED VENT HOOD**
- **RECLAIMED RED OAK HARDWOOD FLOORS IN ALL LIVING AREAS**
- **CUSTOM STAINED OAK STAIRCASE**
- **"HIS" AND "HERS" SEPARATE CLOSETS IN MASTER SUITE**
- **GAS FIREPLACE WITH BUILT-IN CABINETRY IN FAMILY ROOM**
- **SOLID CORE 2 PANEL SQUARE INTERIOR DOORS**
 - **8' FOOT DOORS FIRST FLOOR**
 - **6'-8" DOORS SECOND FLOOR**
- **CRAFTSMAN MAHOGANY FRONT DOOR WITH ADDRESS ETCHED IN TRANSOM GLASS**
- **FULL LIGHT MAHOGANY BACK DOORS WITH INSULATED GLASS**
- **DOUBLE CROWN MOULD FIRST FLOOR, SINGLE CROWN THROUGHOUT ON SECOND FLOOR**
- **BUILT IN CHEST OF DRAWERS IN MASTER CLOSET(S)**
- **5 PIECE DOOR AND WINDOW CORNICES**
- **OVERSIZED SHOWER WITH FRAMELESS HEAVY GLASS ENCLOSURE**
- **PERIOD STYLE CABINET AND DOOR HARDWARE**
- **2 PAID HOURS WITH OUR INTERIOR DESIGNER TO ASSIST SELECTIONS IN OUR SHOWROOM**
- **FULL SOD IN YARD**
- **RAISED FLOWER BEDS FRONT AND BACK**
- **CONCRETE SIDEWALKS AND DRIVEWAYS**
- **7' CEDAR FENCE SURROUNDING BACK AND SIDE YARD BOUNDARIES**
- **ACES LIMITED 10-YEAR LIMITED WARRANTY INCLUDED**

BUILDERS LLC