



Copper Ridge Condominiums Standard Specification Sheet

EXTERIOR FEATURES:

- 2 Outside Faucets
- Concrete drive from street to condo unit
- Concrete service walk from driveway to front porch
- ANDERSON High Performance 200 Series Windows
- Therma True insulated fiberglass exterior doors with weather stripping
- 2 exterior GFI outlets
- Schlage levers with dead bolts on all egress doors
- Vinyl siding and maintenance free overhangs
- Life-time CertainTeed architectural shingles with ice and water barrier
- Distinctive and unique front elevation designs
- 10 x 10 wolmanized decking and white vinyl rails & balusters
- 16 x 7 insulated overhead garage door with opener & 2 controls
- Continuous aluminum gutters on most horizontal roofs
- Excellent one year warranty program

INTERIOR FEATURES:

- Walls painted one color throughout with second accent color (must select within Builder's standard choices)
- Painted panel doors and dimensional trim
- Schlage interior levers on all swing doors
- Flooring choices by allowance
- Lighting fixture choices by allowance
- Screens on all operating windows
- 4 pre-wired TV jacks included
- 2 pre-wired phone jacks included
- Base Trim: 5 ½" MDF
- Casing: 3" Flat MDF
- Nine foot ceilings throughout on main floor
- Two ceiling fans placed at owner's discretion

BATH AND KITCHEN FEATURES:

- Cabinet choices by allowance
- Appliance choices by allowance
- Elkay Stainless steel 2 bowl slim rim kitchen sink with Palo Single Handle Pull-Out Faucet
- Standard stainless steel dual-control faucets and plumbing accessories in main floor baths
- Standard chrome dual-control faucets in lower level bath
- Countertop choices by allowance
- Bath hardware by \$200 allowance – installation included
- Plate glass mirrors installed above bath vanities to match their width
- ALL Plumbing fixtures to be purchased at BJW Berghorst (11430 James St Holland)
- Standard pedestal sink in half bath (Gerber 22-555 Logan Square Suite Petite)
- Standard 5' fiberglass tub & shower combination in guest bath
- Standard 4' or 5' fiberglass shower in mater bath
- Comfort Height Toilets – Maxwell SE ErgoHeight Elongated
- Badger#5 Garbage Disposal

ENERGY FEATURES:

- R-49 attic insulation
- R-15 Fiberglass or cellulose insulation in side walls
- 7/16" exterior sheathing
- Foam sealed exterior openings and insulation around windows and doors
- Insulation on basement walls
- Low-E glass windows: ANDERSON High Performance 200 Series
- Ridge vent, continuous soffit venting and baffled truss bays for proper ventilation
- House wrap
- 95% Furnace Package with AprilAire High Efficiency Humidifier and 2 1/2 Ton 13 SEER. Deluxe High Efficiency Air Conditioner
- Energy efficient hot water heater with direct venting
- Garage walls: R-13 insulation
- Garage Ceiling: R-25 insulation

OTHER QUALITY FEATURES:

- Floors and walls built 16" O/C
- Tongue and grooved and glued floor decking
- I-joist per manufacturer's specs
- Minimum 22' garage
- 100 amp electrical service
- Laundry area with either electric or gas line for drying and 110 outlets for washer and dryer and plumbing hook-ups
- Privacy locks for all bedrooms and bathrooms
- Rough in plumbing with underground waste liners for future bath in lower level
- Hard-wired smoke detectors with battery back up
- Stone and tile drainage system with sump crock and pump
- Finished garage with 1x4 treated base trim
- Landscaping & Irrigation included
- 6' X 8' Rear Patio Concrete Pad for walk out units

