

Ashland Oaks Subdivision

Section II

Developed and Built by Lopresti Homes, Corp.

- 12 Premium Home Sites
- Large Semi Wooded Lots
- Custom Homes Starting at \$250,000
- Attractive Street Lighting
- 1 mile from the Village of Spencerport
- 3 Miles from rt. 531
- 15 miles from Downtown
- 1 mile from Pineway Ponds Park



For Sales Information
Contact Lopresti Home Corp
(585) 352-4472
www.loprestihomes.com
All Real-Estate Brokers Welcome

ASHLAND OAKS

STANDARD SPECIFICATION SHEET

SERVICES:

- Survey stakeout by a licensed surveyor
- Professional architect approved plans
- Pre-construction meeting with builder

FOUNDATION/SLABS:

- 12-course basement
- Basement waterproofing
- 2-course vinyl basement floor, over 4" 4" concrete slab for basement windows (per plan)
- Stone with drain tile and drain crock
- Garage floor, 4" concrete slab with #4 rod 5' on center each way with grade basement support
- Porches, 4" concrete slab with wire mesh
- Front walkway, 2'x3' patio slabs

STRUCTURAL/FRAMING:

- Structural steel per plan
- 2'x4' exterior walls
- 2'x4' interior walls(per plan)
- 7/16" OSB roof and sidewall sheeting
- 2'x10' floor joist
- 5/8" tongue and groove Advantech sub flooring, nailed and glued

EXTERIOR/ROOFING SIDING:

- 30 year architectural roof shingles
- 15lbs felt underlayment
- Ridge vent (per plan)
- Premium vinyl siding
- Exterior rapped with TYVEK or equal
- Maintenance free shutters and trim (per plan)
- Seamless aluminum rain gutters and down spouts
- Vinyl window energy star rating
- Exterior doors are steel/insulated
- Steel panel overhead door, choice of colors (builders line)

INTERIOR/TRIM FEATURES:

- 1/2" gypsum wall board, nailed and glued
- stippled ceilings throughout (kitchen and baths are to be flat)
- 5/8" fireboard per code in garage
- Interior doors are masonite 6 panel colonial
- Hardwood stair rails (builders line)
- Colonial window and door casing and baseboard MDF
- Shoe molding as needed(per plan)
- Interior and exterior door hardware are Schlage or equal
- Wire closet shelving system
- Painting 2 coats with touchup throughout the house
- Exterior door are to have 2 coats of latex paint

FLOORING:

- Foyer/ceramic tile or hardwood (up to 36 sq.ft.)
- Full bathrooms/ceramic tile
- Kitchen&powder room/vinyl no wax flooring \$15/sq.yd
- All other rooms/carpet \$15/sq.yd

HEATING/INSULATION:

- Gas forced air furnace-energy package to meet or exceed NYS energy code
- Programmable thermostat
- Exhaust fans in all baths
- Dryer vent to exterior
- R-13 wall insulation
- R-30 ceiling insulation
- R-11 basement

ELECTRICAL:

- 200-amp service
- 220 line to dryer and range or gas lines
- 110 copper wiring
- 2 exterior weatherproof outlets
- Ground fault circuit for kitchen, baths and garage
- Garage door outlet
- 2 phone outlets
- 2 cable TV outlets
- Smoke detectors (per code)
- All wiring, plugs and switches are to be per New York State code
- Electrical allowance is \$1,000

KITCHEN,BATHS/PLUMBING:

- Raised panel custom layout (builders line)
- Formica counter tops
- Bathroom fixtures are American Standard or equal (builders line)
- Vanities in all baths and powder rooms
- Plate glass mirrors in all baths and powder rooms (width of vanity)
- Self-sealing china sinks in all vanities
- Delta or Moen single lever faucets
- Shower rod in all full baths
- Chrome bath accessories in all baths and powder rooms (paper holder and towel bar)
- Stainless steel sink in kitchen (double bowl)
- Dishwasher allowance is \$250
- Supply shut offs on all fixtures
- Spacesaver microwave allowance is \$350
- Laundry hookup (per plan)
- 2 exterior frost free hose bibs

LANDSCAPING FEATURING:

- Wooded lots
- Blacktop binder driveway(per site plan)
- Machine grade lot(per site plan)
- Topsoil lawn(per site plan)
- Fill as required(per site plan)

PUBLIC UTILITIES:

- Underground gas, electric, cable TV and telephone
- Public water
- Street lights