



Pine Lake Condominiums

Standard Features



General Conditions & Features

- * We are proud of our clean job site & timeliness

Energy Features

- * 95% plus efficient furnace
- * 13 SEER high efficiency air conditioner
- * Back draft dampers
- * Water saving faucets

Safety Features

- * Wired smoke detectors with battery back up
- * Deadbolt lock on front door

Site Work

- * Seeded lawn
- * Landscaping along front of house

Foundation

- * Footer tiles have a clean out (basements)
- * Steel I beams, no wood (basements)
- * Filter fabric over foundation stone (basements)
- * Dual footer tiles (basements)
- * Passive radon system

Concrete & Masonry

- * 10x12 patio on all homes
- * Concrete driveway & walk to front door
- * Synthetic stone per plan

Wood & Plastic

- * Vaulted great room and kitchen
- * Standard base board is 5-1/4"
- * Standard casing is 3-1/4"
- * Trim is included in all garages
- * Premium quality kiln-dried lumber
- * 2x6 walls and trussed roof construction
- * Tyvek house wrap reduces air infiltration

Moisture & Thermal Protection

- * Standard R-19 blown insulation for walls and R-40 for ceilings
- * Garage wall insulation standard R-11 & R-19 for garage ceilings
- * Limited lifetime warranty shingles
- * Shingle over ridge vent
- * Aluminum gutters and downspouts
- * Continuous ridge vent and soffit vent to promote air flow
- * Ice & water shield in valleys & eaves
- * Premium vinyl siding & shakes
- * Quiet exhaust fan with insulated exhaust lines

Doors & Windows

- * Grills on the front windows
- * Premium Thermopane windows
- * Automatic garage door opener & sensors
- * Overhead garage door is a 16'x7' steel insulated R-8 door
- * Therma Tru premium 3'0 exterior door with sidelight
- * 2, 4, or 6 panel smooth doors, satin nickel hinges, flair locksets

Finishes

- * Drywall imperfections, poor cuts on fit and finish are not acceptable
- * Ceramic tile foyer
- * Mannington vinyl flooring
- * Quality nylon carpet with 8 lb pad

- * Knock down textured ceilings, painted flat white
- * Painted smooth finished drywall in garages
- * Smooth closet & walls painted to match bedrooms (2 coats)
- * Two coats of Sherwin Williams low VOC flat paint in choice of two colors
- * Painted and trimmed garages

Miscellaneous Specialties

- * Energy Star dishwasher
- * Self cleaning electric range and exhaust fan
- * Spacious walk in closets with 2 rows of shelving in master
- * Merillat Basics cabinets with crown
- * Merillat Basics wall cabinets included in laundry room
- * Large mirrors, restroom accessories, tub/shower curved rod
- * Choice of Wilsonart Laminate or Formica
- * Slab homes include folding attic staircase

Plumbing

- * 40 gallon power vented gas hot water tank
- * Double bowl vanity in master bathroom
- * Moen Brantford lav faucets, 2 handle 4" on center, anti-scald
- * Gerber Viper ergoheight toilets, elongated
- * Kohler Coralais one handle kitchen faucet with pullout spout
- * Moen Brantford shower & tub/shower faucets, anti-scald
- * Double bowl stainless kitchen sink
- * 1/3 horsepower garbage disposal
- * Oversized master shower with chrome framed door
- * One-piece fiberglass tub/shower unit
- * Laundry room tub and Moen Chateau faucet
- * Two exterior frost proof hose bibs

Electrical

- * 150 amp electrical service
- * Three Cat 5 phone jacks
- * Three RG-6 cable lines
- * Satin nickel ceiling fan/light in great room & master bedroom
- * Switched overhead lights in all bedrooms
- * Two exterior weather resistant receptacles
- * Satin nickel light fixture package
- * Pre-wired bedroom ceiling fans
- * Air tight ceiling can lights

Community Enhancements

- * Gas development
- * Swimming pool
- * Meeting room
- * Covered pavilion
- * Sidewalks throughout community
- * Central mailbox station

In an effort to improve our homes, Prete Builders reserves the right to modify or change standard features without prior notice.

