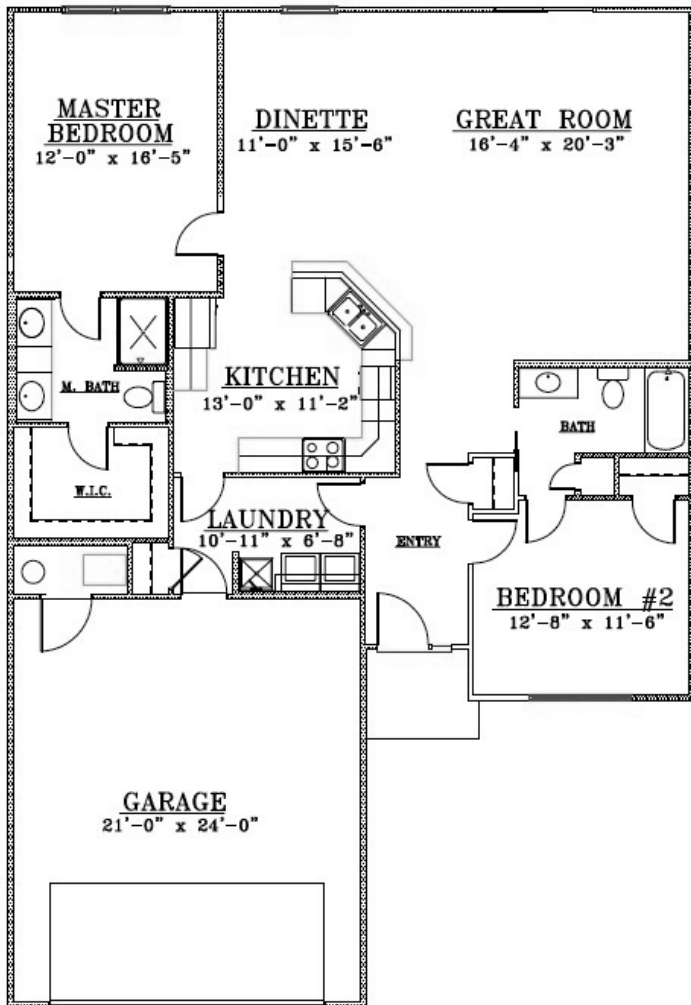


# PINE LAKE Condominiums



**The Aspen**  
1,500 sq ft



*“Building Your World”*

Call Lee Hisey with  
Howard Hanna at  
440-315-6000  
for an appointment to  
See Our Model



**PRETE**  
BUILDERS, INC.

[www.pretebuilders.com](http://www.pretebuilders.com)  
440-967-8665





# 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
- \* Lifetime Limited 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.*



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