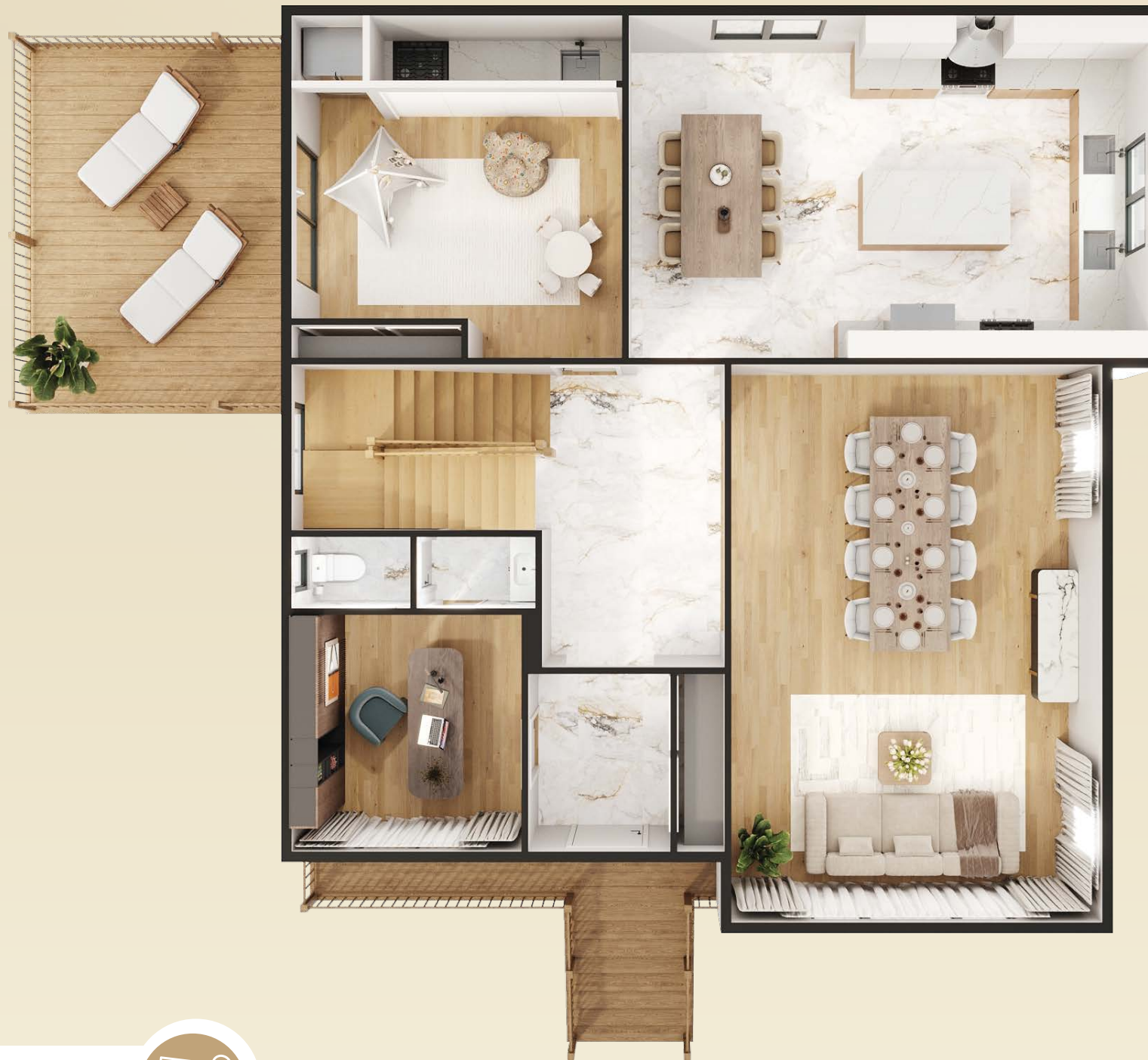





INCREDIBUILD
Quality You Can Build On

Lawrence Ave.
MONTICELLO, NEW YORK





FIRST FLOOR
1,420 SQ. FT



2,840 SQ. FT.
+ 1,420 BASEMENT

2ND FLOOR 1,420 SQ. FT.



* Rough-in for bathroom, finished as a closet.

LAWRENCE AVE HOMES

SPEC SHEET

TRUCTURAL AND
EXTERIOR FINISH:

Pour 8”/10” concrete foundation according to Arch, plans. Waterproofed Foundation as needed.
Framed 6” exterior wall with R21 cavity insulation.

Roofing:

Shingles on top of the felt paper/ice water shield.

Siding:

Wrap around the house with house wrap.
Vinyl Royal siding per design.
Soffit under all roof overhangs.

Lighting:

Lights by all doors.

Doors/windows:

Main Entry door, 36x80.
Casement and double-hung windows.

Exterior Plumbing:

Hot & Cold Hose Bib.

INTERIOR:

Ceiling height – main floor 9’ - second floor 8’

HVAC:

Main floor – 3.5 Ton with 1 thermostat.
2nd floor – 3.5 Ton with 1 thermostat.

Heating:

Heat convectors as needed with 2 zones per floor
Condensing Water Tube Boiler- 150,000 BTU
1 80 Gallon Glass Lined Indirect Water Heater

Electric:

200 Amps main service per unit. Electric per NYS code.
3” or 4” spotlights at Entry/Foyer, Dining room, hallways, Kitchen, baths, master-above-beds.
50 CFM fans in all bathrooms.

Flooring:

Red Oak-selected hardwood floors 3¼”, in the Dining room/playroom, second-floor hallways and bedrooms and w.i.c.
Finish with 2 coats of contractor-grade semi-gloss polyurethane.

Tiles:

Nice selection of tiles, in the Entry/First floor hallway/Kitchen/Baths/laundry room.
All baths are full tiled walls and a 13 x 13 niche.

Trimming:

Solid 8’-0” doors on the main floor with 1x6 primed pine base and 1x4 primed pine casing.
Solid 6’-8” doors on the 2nd floor with 1x6 primed pine base and 1x4 primed pine casing.
Standard black doorknobs and hinges.
Installed in all closets 2 white melamine shelves with a wood rod.
Installed 5 white melamine in the linen closet and pantry closet and playroom closet

Kitchens / Vanities / Laundry:

Nice -designed kitchen with island and quartz countertops [backsplash is not included].
Kitchen Description: 2 sinks, a place for: a fridge freezer – 2 x 30” freestanding gas ovens- 1 dish-washer – 2 microwaves.
Passover Kitchen and laundry any cabinetry are included.
Vanities - includes contractor-grade vanities.

Low voltage:

Not included.

PAINT:

Prime - walls - ceilings – doors
2 coats of paint on - walls - ceilings – doors
COLORS - One color on ceilings - one color on doors and moldings - one color on walls

Exterior Finishings:

Composite wood deck with wood railing (stairs are not included) after CO.
Entry composite landing with steps going down, with aluminum railing.
Walkway to the main entry.
Paved parking lot with a binder (first coat only).
Landscaping – contractor-grade grass only - topsoil with seeds and hey.



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