

# 2631 S. Arlington Ridge Road Arlington, VA 22202

## **PROJECT SPECIFICATIONS:**

### **EXTERIOR:**

- 1) Front porch and step to be concrete
- 2) Front door to have steps to access Arlington Ridge Road
- 3) Front foundation to be stucco
- 4) Front porch to have stained tongue & groove ceiling boards and metal railings as necessary
- 5) Decks and rails to be Duradeck products
- 6) Siding to be 7" lap cement board
- 7) Exterior trim to be wood
- 8) Driveway to be concrete and sidewalks to be concrete
- 9) 6" seamless aluminum gutters and downspouts as necessary
- 10) Steel garage door from Builder's selection
- 11) Landscaping will consist of drainage, sod, shrubs and trees subject to county requirements
- 12) Front door to be chosen. See allowance
- 13) The roof to be flat, rubber roofing
- 14) JELD-WEN Builder's Vinyl Series windows throughout

### **INTERIOR:**

- 1) Hardwood flooring will be 5-inch Red Oak throughout the main floor, on the stairs, the upper landing, upper hallway and into master suite
- 2) Interior paint will be flat white ceilings' choice of up to 3 wall colors, and white, semi-gloss trim. Additional wall colors will be \$400 per color
- 3) Carpet in secondary bedrooms, from Builder's Selections
- 4) Trim: crown molding on main floor. Crown mold light well and wainscot in the formal dining room. Interior stair railing white, painted or stained newel posts, with wood or metal balusters from Builder's Selection
- 5) Stairs from first floor to second floor and to the basement are red oak
- 6) Door hardware to be Schlage from Builder's Selection
- 7) Cased openings in designated areas between 1<sup>st</sup> floor rooms
- 8) Gas fireplace in family room with stained wood mantel and stone façade, stone choice from Builder's Selection
- 8) All bathroom cabinetry from Wolf or Timberlake Cabinetry, from House Cabinetry Allowance

- 9) All bathroom vanities topped with granite, from House Granite Allowance
- 10) Bathroom tile selections for floors, showers, and walls from House Tile Allowance
- 11) Master shower includes 1 niche; no other niches are included
- 12) All bathrooms will have 1 (one) exhaust fan
- 13) Dual-flush toilet in all bathrooms
- 14) Garage will have concrete floor with finished drywall with white, painted walls and ceilings

**KITCHEN/BUTLER AREA:**

- 1) All cabinetry to be Wolf or Timberlake Cabinetry, from House Cabinetry Allowance
- 2) Under kitchen cabinet LED lighting
- 3) Granite counter tops in kitchen and butler's pantry: House Granite Allowance
- 4) Tile backsplash in the kitchen and butler's pantry areas: House Tile Allowance

Kitchen Appliances as follows:

- Refrigerator: Subzero IT36CI-RH with Pro-style handles
- Range: Wolf 36" GR366 with Pro-style handles
- M/W: Sharpe SMD2470HSY
- Hood: Wolf PW362418 with blower
- D/W: Cove DW2450
- Beverage Center: Edgestar CWB8420D2

**2nd FLOOR:**

- 1) Tile floor in laundry room with drain in floor from House Tile Allowance, sink and faucet from House Plumbing Fixture Allowance
- 2) Laundry Cabinets from Wolf or Timberlake Cabinetry; House Cabinet Allowance
- 3) Master bath will have 3/8" frameless glass door to walk-in shower. All other showers and tubs have a rod
- 4) Free standing soaking tub in master bathroom, to be selected; see allowance
- 5) Double and single hanging rods and shelves in the master bedroom closet. 1 (one) shelf in other closets with single rod

**BASEMENT:**

- 1) 2 bedrooms with shared, Jack-n-Jill bath

- 2) Walk out to front
- 3) Rec room with bar: Cabinets from Wolf or Timberlake from House Cabinet Allowance; sink and faucet from House Plumbing Fixture Allowance; Granite counter top from House Granite Allowance; Beverage Center: Edgestar CBR150ISG
- 4) Vinyl flooring from Builder's Selection

**ADDITIONAL ITEMS:**

- 1) The HVAC dual zone, 2 HVAC units
- 2) Thermostats installed: 2 units total, 1 on the main floor and 1 on the 2nd floor
- 3) Insulation: Exterior walls; R-15 batten insulation and ceilings R38 batten
- 4) House is pre-wired: Phone, Alarm System, CAT-6 wiring, co-ax cables
- 5) Alarm system is included
- 6) All bathroom mirrors will be plate glass over each vanity, 40" in height
- 7) There are 50 recessed lighting fixtures included in the house. Any additional recessed lighting will be \$200.00 per fixture.
- 8) Fence: not included

**ALLOWANCES**

Front Door	\$2,000.00
Master Bath Soaking Tub	\$1,600.00
Light Fixtures	\$3,000.00
Bath Accessories (towel bars, paper holder, shelves, etc)	\$800.00
House Cabinetry (vanities, kitchen/butler, bar, laundry)	\$24,500.00
House Tile (Laundry, bath walls and showers, backsplash)	\$6,000.00
House Plumbing Fixtures (sink bowls, sink faucets, shower diverters, master tub filler)	\$3,500.00
House Granite	\$8,500.00