

THE OVERLOOK FEATURES

EXTERIOR FEATURES

- Masonry front facade; cement siding at roof deck
- Poured concrete foundation walls
- Energy efficient low E single hung vinyl windows with screens
- TPO roofing system on upper roof
- Walkable fiberglass roofing on 2nd & 3rd floor terrace and 4th floor deck
- Green Roof
- Aluminum gutters and down spouts
- Door hardware: Schlage F800-CEN-LAT Brushed Chrome
- Doorbell at front entrance
- Lighting at front door, garage door and on roof deck
- Vinyl Siding on sides and rear

GARAGE

- The Laurel: Manhattan-style Car lift (fits 2 cars) or The Monaco: Two-car rear entrance garage
- Sheet rocked and taped ceiling & walls with masonry side walls
- Electric operated overhead door
- Concrete floor slab on grade

INSULATION

- R-11 Sound insulation in party wall between units
- R-30, 9 1/2-inch batt insulation in garage ceiling and exterior overhangs

INTERIOR TRIM

- One-panel hollow-core wood interior doors
- Baseboard and door casing shall all be sanitary style (square) wood molding
- Interior Door Hardware: Schlage "Latitude" brushed chrome level handles and lockset
- 6" LED semi-flush mount fixtures

FLOORING

- Wood flooring on the garage level and main living level.
- Wall to wall carpeting on third and fourth floor
- Ceramic tile in bathrooms
- Tile in laundry room

KITCHEN

- Single bowl undermount stainless steel Vault sink
- Delta Trinsic Chrome or Stainless faucet
- Quartz counter-tops
- Ceramic tile backsplash
- Pendant lights over island

APPLIANCES (Stainless Steel)

- Free standing gas range (GE or JENN-AIR)
- Vented hood (XO VENTILATION)
- Microwave (GE or JENN-AIR)
- Multi-cycle dishwasher (GE or JENN-AIR)
- Optional Counter depth French-door refrigerator with icemaker (GE or JENN-AIR)
- Garbage disposal

OWNER'S BATHROOM

- Double vanity with quartz countertops
- Single bowl undermount sinks
- Tile shower & bench
- Frameless glass shower door

LAUNDRY

- Washer and dryer hook-up (washer and dryer not included)

HEATING AND AIR CONDITIONING

- High efficiency (2)-zone HVAC system (Payne)
- High efficiency gas hot water heater (A.O. Smith)
- (2) programmable thermostats (Honeywell Lyric)

ELECTRICAL SPECIFICATIONS

- 200-AMP electrical service
- Recessed lighting fixtures in pre-determined locations
- Ground fault protected electrical outlets in all bathrooms and in the kitchen
- Electric smoke-carbon monoxide detectors

UTILITIES / ENERGY

- Public water & sewer
- PGW, PECO, Comcast, and Verizon

The developer reserves the right to alter the following specifications with a comparable or superior system, product, or construction manner if deemed appropriate.

Above information is valid as of 12/1/18 and subject to change.

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