

TO:	All Staff	
FROM:	Steve Ngo	
DATE:	1.24.24	
RE:	Kendall Lakes 09	
Interior		
Entry Door:	6' Lite Mahogany glass front door	
Windows:	Vinyl double pane insulated Low "E" Glass	
Air Conditioning:	Refrigeration Unit (s): 16 SEER with programmable thermostat - Carrier	
Plumbing Fixture:	Delta double handle Brushed Nickel plumbing fixtures, 40 gallon gas water heaters with UPONOR Plumbing system	
Insulation:	R-15 Walls, R-38 Flat Ceilings, R-22 Slope Ceilings, R-6 1 in	
Ceilings:	Volume Ceilings to 9' per plan	
Interior Walls & Ceilings:	Textured with square sheetrock corners in main living areas	
Interior Walls/Ceiling Paint	Sherwin Williams Flat Paint: (Colors provided from Builder Selection)	
Interior Door Style:	Riverside 5 panel interior doors	
Trim Package:	3-1/4" for Base Moulding and 2-1/4" Casing for Doors	
Trim Paint:	Water Base Gloss (Colors provided by Builder Selection)	
Cabinets:	36" - 42" Stained Shaker Kitchen flat panel Staggered Cabinets with Glass Mullion Doors, Crown, self closing doors	
Kitchen Backsplash:	Subway Tile or Full Mosaic Ceramic Tile Kitchen Backsplash per Builder's selection	
Master Bath:	Separate Tub and Shower. Framed Chrome Glass Shower. Garden Tub w/ wide format ceramic tile surround to match flooring in Master Bath.	
	1/4" grout lines. Elongated toilets in Master Baths	
Hall Bath:	Tub Walls with 12"x 24" Ceramic Tile (or similar) shower surround	
Kitchen Counter Tops:	2.0cm Silestone quartz Countertops from Builder's Selection	
Master Bath Sinks:	2.0cm Silestone quartz countertops with integral double bowls- over mount	
Hall Bath Sinks:	2.0cm Silestone quartz countertops with integral bowls- over mount	
Kitchen Sink:	Stainless Steel farmhouse under mount sink with vegetable sprayer Kitchen faucet and garbage disposal	
Flooring:	Upgrade LVP or wood	
Ceramic Tile:	Tile in all non carpet rooms.	
Carpet:	Carpet in all non tile rooms.	
Staircase:	Newell post with banisters with iron ballusters.	
Light Fixture:	Oslo Brush Nickel Finish; Master Bedroom and Family Room to include Ceiling Fan with Light; upgrade to black ceiling fans in bedrooms.	
	Additional Bedrooms wired and blocked for ceiling fans	
Bath Accessories:	Chrome Toilet Paper Holder ONLY ;	
Lockset Package:	Kwikset Smart Key Brushed Nickel Knobs , Entry Door-Handle Set	
Faux wood blinds:	2" All Major Windows	
Appliances:	Stainless Frigidaire Kitchen Appliance Package: gas range, built-in microwave, Garbage Disposal and Dishwasher	
Low Voltage:	Fully functional alarm system with keypad. RG6 and Cat6 in family room, master bedroom, and game room. Structured wiring with 3 phone jacks and 3 cable tv jacks.	
Exterior		
Roof-Pitched Shingle:	30 yr. Architectural Shingles with Limited Lifetime Warranty - Shingle color to be Weathered Wood	
	Tech Shield - radiant barrier roof decking	
Stucco Board:	Stucco Board and stone veneer on front per elevation	