



# COTTAGE BROOK CONDOS

**Exhibit A.1: Standard Unit Electrical Specifications**

The following specifications are for information purposes only, they will be subject to change until the time of contract execution. The developer reserves the right to substitute manufacturers or suppliers of equal or greater value for the below specifications at any time.

### **Electrical/Lighting**

- 100 Amp electrical service (30 Circuit panel)
- 2 cable connections
- 2 telephone connections
- Combination bath/fan light unit in all baths (by developer)
- Pre wire one paddle fan light (fixture by purchaser)
- Exterior lights (by developer)
- One door bell chime
- Electrical outlets to meet all building codes
- 5 basement lights (by developer)
- 5 Six inch recessed lights in kitchen (by developer)
- One entry light (fixture per allowance)
- One breakfast area light (fixture per allowance)
- One light above vanities (fixture per allowance)
- One light dining area (fixture per allowance)
- One light in walk-in closet (fixture per allowance)
- One outlet half switched in each bedroom or one overhead light
- One switched outlet in living room or overhead light (fixture per allowance)
- Two outlets in basement
- Two outlets in garage
- Two exterior outlets
- GFI outlets installed per code
- Smoke/Carbon detectors installed per code
- Outlets, white
- Switches, white toggle style

### **Notes**

- Exterior light fixtures and light bulbs shall be provided by the developer.
- Interior light fixtures, Fans and light bulbs, Allowance of \$1000.00