

FOUNDATIONS:

- Footings – 8" x 20" concrete mix #3000 psi
- Full Basement – 13 courses, 10" concrete block
- Interior footing drain to sump crock
- Block bond dampproofing on exterior foundation walls
- Thermopane basement windows with screens per plan

FRAME SYSTEM:

- 2 x 10 floor joists 16" o.c.
- 3/4" T&G top-notch OSB subfloor, glued and nailed
- Kiln dried 2 x 6 exterior wall construction at 16" oc
- 7/16" OSB wood exterior wall sheathing
- Laminated built-up wood beams, glued and nailed, 2 x 10's or microlams per design
- 2 x 6 mud sill over 6" wide insulation (sill sealer)
- 9' ceiling height 1st Floor – 8' ceiling height 2nd Floor

CONCRETE FLOORS:

- Concrete floor mix (#3500 psi) for porch, garage and basement floors

ROOF SYSTEM:

- Engineered roof trusses at 24" oc with 7/16" OSB roof sheathing and H clips
- 15 lb felt, 35"–60 lb starter roll with seal-down asphalt Landmark architectural shingles (30 year warranty)
- CertainTeed winterguard & ice protection 36" up
- Roof ventilation by ridge vents and vented soffit
- Roof pitch and overhangs as per house design

WINDOWS AND EXTERIOR DOORS:

- Low E vinyl double hung with tilt outs or casement windows (per house design) with screens
- Steel insulated entrance door and door to garage
- Raised panel insulated overhead garage doors

INSULATION:

- House ceiling, R-38 blown insulation
- House walls, knee walls, garage house wall: R-19 insulation
- Cantilevered floor joists: R-19
- Basement interior walls: R-10 over concrete blocks

SHEETROCK:

- 1/2" sheetrock throughout; sand float ceilings and closets except walk-in
- 5/8" fire code sheetrock on all of garage

EXTERIOR FINISH:

- CertainTeed Monogram Series vinyl siding and trim

MECHANICAL SYSTEMS:

- White Mansfield and Lasco plumbing fixtures or equal with Moen faucets
- Upgraded stainless steel double bowl kitchen sink
- 50 gallon gas hot water heater (powervent)
- Two exterior hose spigots and laundry tub
- Upright sump pump (per house design)
- 90% efficiency Rheem or equal gas forced air furnace
- 200 amp electric service /circuit breakers
- Smoke detectors and carbon monoxide per building codes
- GFI outlets per NYS Underwriters code including two exterior
- Central air conditioning
- Exterior post light
- 6 cable and 6 phone outlets

INTERIOR FINISHES:

- Painted six panel Colonist interior doors
- Painted baseboard, window and door casing – 3" casing & 5" base 1st floor only
- Crown moulding in foyer, hall, living & dining rooms. Chair rail in dining room & foyer
- Bi-fold and/or by-pass closet doors with wood jambs – per plan
- Walls: two coats flat latex paint (5 colors to choose from)
- Merillat Seneca Ridge maple or cherry cabinets and vanities per house design
- Stairs: pine stringer, plywood risers, with oak treads (main stairway)
- Light fixture allowance of \$1800 Includes fixtures & bulbs

INTERIOR FINISHES (cont'd):

- Mirrors as per vanity size
- 10 recessed lights included
- Gas fireplace (direct vent) with mantle and ceramic surrounds
- Tiled master bath shower and glass enclosure

FLOOR COVERINGS AND COUNTERTOPS:

- Hardwood floors in foyer, hall, kitchen, living and dining rooms
- Ceramic tile floors in mudroom & bathrooms. Allowance: \$2.50/sq.ft. (material only)
- Nylon pile carpet with 1/2" 6 lb density foam pad in other areas Allowance: \$18.00/sq.yd.
- Granite countertops in kitchen
- Solid surface countertops in bathrooms

APPLIANCES:

- GE self-cleaning, freestanding electric gasstop range, stainless steel finish
- GE Triton dishwasher, stainless steel finish
- GE spacemaker microwave, stainless steel finish
- GE 1/3 HP garbage disposal,

LANDSCAPING:

- Lot to be topsoiled with on-site topsoil where available
- Lot to be raked and seeded for starter lawn
- Brick pavers walkway from driveway to front door
- Driveway binder
- Front landscape package

ENERGY STAR AVAILABLE

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