

STANDARD SPECIFICATIONS

Foundation:

8' poured concrete wall foundation
4" concrete slab in basement, garage
Egress window well - NYS Building Code
Hopper vent windows (per plan)

Framing:

1/2" OSB subflooring
7/16" sheathing walls and roof
2x10" floor joists
2x6" exterior walls and 2x4" interior walls, 16" OC
9' ceilings first floor, 8' second floor

Roof System:

Limited lifetime architectural shingles
Continuous roof vents (ridge line)
Engineered roof trusses, 24" OC
12" Overhangs on all roof edges w/ 4" fascia board
Ice/Water barrier 6' from edges and all roof valleys

Exterior Finishes:

Vinyl siding (per plan)
Vinyl trim around front elevation
Vinyl soffit (vented and non-vented)

Windows:

Double-hung, low-E, vinyl windows
Top grids, 1/2 screen
Color: white

Exterior Doors:

36" fiberglass, insulated front entry door (per plan)
Steel, garage fire door (per plan)
Vinyl siding glass door, low-E, grids and screen
Brushed nickel hardware

Garage Doors:

Steel 16' x 8' door (per plan)
Pre-wired for overhead opener

Plumbing:

Domestic water piping (PEX water lines)
Refrigerator water line
Sump pump crock
Garbage disposal
(2) exterior spigots
High efficiency 50 gallon electric water heater
American Standard plumbing allowance - Chrome (per plan)

HVAC:

High efficiency, power vented furnace
Programmable thermostat

Electrical:

200-amp service w/ 40 circuit panel
10 recessed LED lights (per plan)
Switched lights in all bedrooms, halls and main areas
20-amp GFI circuit in garage
Technology pre-wire (per plan)
2 exterior outlets, exterior lights (per plan)
Kichler light fixture allowance (per plan)

Energy, Air Sealing & Insulation:

R-38 attic insulation
R-21 wall insulation
R-19 vinyl faced insulation foundation
Air sealing techniques w/ energy diagnostics included (blower door tested)

Interior Trim & Interior Finishes:

Hollow core doors w/ brushed nickel knobs/hinges/locksets
5 1/2" colonial base w/ shoe
3 1/2" colonial casing
Main stairs - carpet (per plan)
Stairs to basement - construction grade & painted
White universal wire shelf

Bathrooms:

Solid wood cabinetry (per plan)
Formica Laminate countertops, rectangle or oval sinks
Elongated toilets
One-piece shower with integrated seat (primary bathroom)
One-piece bathtub (main bathroom)
Chrome bath hardware/accessories set
Non-framed wall mirrors

Kitchen Specifications:

Solid wood cabinetry (per plan)
Formica Laminate countertops w/ stainless steel sink

Floor Coverings:

LVT/LVP floors throughout
Carpet in bedrooms, study and greatroom

Painting & Drywall:

2 coats flat paint all walls
2 coats satin enamel all interior trim and doors
Sand paint finish, ceilings

Appliances:

GE® 30" free-standing range JB645RKSS
GE® Dishwasher with front controls GDF510PSRSS
GE® OTR microwave JNM3163RJSS

Landscaping:

Grade lot around house for positive drainage
Hydroseed lawn per lot 50' perimeter from house
2'x3' concrete paver walkway to entry
Stone construction driveway