

STANDARD SPECIFICATIONS

Foundation:

8' poured concrete wall foundation
4" concrete slab in basement, garage & porch
Egress window system – NYS Code
Hopper vent windows (per plan)

Framing:

23/32" DryGuard® T&G subfloor
7/16" OSB sheathing walls & roof
2"x10" floor joists
2"x6" exterior walls & 2"x4" interior walls, 16" OC
9' ceilings first floor, 8' ceilings second floor

Roof System:

Architectural shingles
Continuous roof vents
Engineered roof trusses, 24" OC
12" Overhangs on all roof edges
6" fascia board
Ice & water protector 6' from edges & all roof valleys

Exterior Finishes:

Double 4" clapboard vinyl siding – main house
Single 7" board & batten vertical siding – garage peak only
DuPont™ Tyvek® Home Wrap®
LP® SmartSide® Trim around front windows & doors
Vinyl soffit (vented & non-vented)

Windows:

Double-hung, low-E, vinyl windows
Top grids, ½ screen
Color - white

Exterior Doors:

36" fiberglass insulated front entry doors (per plan)
Vinyl sliding glass door
Steel self-closing garage fire door (per plan)
Brushed nickel hardware

Garage Doors:

Steel 16'x8' OHD (per plan)
½ HP chain drive OHD opener with keypad & (2) remotes

Plumbing:

Domestic water piping (PEX water lines)
Refrigerator water line
Sump pump crock
Garbage disposal (not applicable with septic systems)
(2) exterior hose spigots
High efficiency 50-gallon electric water heater
Plumbing allowance – Chrome (per plan)

HVAC/Fireplace:

High efficiency power vented gas furnace (one zone)
Google Nest Smart Programmable WIFI Thermostat - Snow
Central air conditioning
Direct vent NG or LPG Fireplace w/ remote

Electrical:

200 AMP service with 40 circuit panel
20 recessed LED lights (per plan)
Switched lights in all bedrooms, halls and main areas
20 AMP GFI circuit in garage – (2) outlets
Technology pre-wire (per plan) – 5 locations
(2) exterior outlets, exterior lights (per plan)
Light fixture allowance (per plan)
Ring® Video Doorbell – black

Energy, Air Sealing & Insulation:

R49 attic insulation
R21 wall cavity insulation
R15 vinyl faced blanket insulation, basement
Air sealing techniques w/ energy diagnostics test (BDT)

Interior Trim & Interior Finishes:

Hollow core doors w/ brushed nickel knobs, hinges, locksets
5 ½" colonial MDF base w/ shoe
3 ½" colonial MDF casing
Main stairs to second floor – carpeted (per plan)
Stairs to basement – construction grade & painted
White universal wire shelving, pantry and all closets

Bathrooms:

Solid wood cabinetry (per plan)
Granite or Quartz countertops, rectangle or oval sinks
Elongated, comfort height toilets w/ soft close lid
Fiberglass shower base w/ tile walls (master bathroom)
One-piece bathtub (main bathroom)
Chrome bath hardware/accessories
Non-framed wall mirrors

Kitchen Specifications:

Solid wood cabinetry (per plan)
Granite or Quartz countertops w/ stainless steel sink

Floor Coverings:

LVT floors common areas
Carpet in bedrooms & closet, office and/or study

Painting, Drywall & Texture:

2 coats flat paint finish all walls
2 coats satin enamel all interior trim & doors
Sand paint finish on all ceilings

Appliances – Electric:

Credit applied of \$1,300.00

Landscaping:

Grade lot around house for positive drainage
Lot to be fine-raked and seeded for starter lawn
Concrete pavers (2'x3' or similar) walkway to entry
Stone construction driveway