

QUALITY BUILDING STANDARDS

FOUNDATIONS:

- Footings – 8" x 16" concrete mix #3000 psi
- Full Basement – 11 courses, 10" concrete block
- Concrete cap on all crawl spaces
- Interior footing drain to sump crock
- Block bond dampproofing on exterior foundation walls
- Thermopane basement windows with screens

FRAME SYSTEM:

- 2 x 10 floor joists 16" oc
- 3/4" dryguard subfloor, glued and nailed
- Energy efficient/Green framing - 2x6 exterior walls at 24" o.c.
- 7/16" OSB wood exterior wall sheathing
- Laminated built-up wood beams, glued and nailed
- 2 x 6 mud sill over 6" wide insulation (sill sealer)
- 8' ceiling height

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 architectural shingles (40 year warranty)
- Roof ventilation by ridge vents and vented soffit
- Roof pitch and overhangs as per house design
- 1 row of winterguard/ice protection (36")

WINDOWS AND EXTERIOR DOORS:

- Vinyl single 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-40 blown insulation
- House walls, knee walls, garage/house wall: R-21 insulation
- Cantilevered floor joists: R-21
- 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 garage to house wall per code

EXTERIOR FINISH:

- Wolverine Encore vinyl siding, vinyl soffit & fascia

MECHANICAL SYSTEMS:

- White Mansfield plumbing fixtures or equal with Moen faucets
- Stainless steel double bowl kitchen sink
- 40 gallon gas hot water heater
- Two exterior hose spigots and laundry tub
- Upright sump pump (per house design)
- 90% American Standard or equal gas forced air furnace
- 200 amp electric service with circuit breakers
- Smoke detectors and Carbon Monoxide detectors per building codes
- GFI outlets per NYS Underwriters code including two exterior
- 4 Cable tv outlets

INTERIOR FINISHES:

- Painted six panel Colonist interior doors
- Painted baseboard and door casing
- Bi-fold and/or by-pass closet doors with drywall wrapped jambs
- Walls: two coats flat latex paint (off-white)
- Sundale Maple cabinets and vanities per house design
- Stairs: pine stringer, plywood risers, with particle boards treads
- Light fixture allowance of \$400 Includes fixtures, bulbs.

FLOOR COVERINGS AND LAMINATED COUNTERTOPS:

- Armstrong Innitiator Series with 1/4" luan underlayment in kitchen, baths, foyer and mudrooms per house design Allowance: \$16.00/sq.yd.
- Nylon pile carpet with 1/2" 6 lb density foam pad in other areas Allowance: \$15.00/sq.yd.
- Wilson Art laminate counter and vanity tops with 4" backsplash

APPLIANCES:

- GE self-cleaning, freestanding electric range
- GE dishwasher (optional in some models)
- GE non-vented hood

LANDSCAPING:

- Lot to be topsoiled with on-site topsoil where available
- Lot to be raked and seeded for starter lawn (50' to rear of house)
- Stone driveway 4" to 5" in depth
- Precast concrete stepping stone walkway from driveway

revised 2/25/16

