

FOUNDATIONS:

- Footings – 8" x 16" concrete mix #3000 psi
- Full Basement – 12 courses, 10" concrete block
- Interior footing drain to sump crock or drains to daylight
- Block bond damp proofing on exterior foundation walls
- Thermopane basement windows with screens

FRAME SYSTEM:

- Joists per plan
- 3/4" T&G dryguard OSB 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)
- 9' ceiling height

CONCRETE FLOORS:

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

ROOF SYSTEM:

- Engineered roof trusses at 24" o.c. with 7/16" OSB roof sheathing and H clips
- 15 lb. felt, 35" – 60 lb. starter roll with seal-down Landmark Architectural shingles (40 year warranty)
- 1 row of winterguard/ice protection (36")
- 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 door
- Service door if noted on plan

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 ceiling and closets except walk-in
- 5/8" fire code sheetrock on garage – all walls

EXTERIOR FINISH:

- Prestige Wood Grain, vinyl siding, vinyl soffit & fascia

MECHANICAL SYSTEMS:

- White Mansfield and Lasco plumbing fixtures or equal with Moen faucets
- Stainless steel double bowl kitchen sink
- 50 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
- Central Air Conditioning
- 4 Cable TV outlets

INTERIOR FINISHES:

- Painted six panel Colonist interior doors
- Painted baseboard, window and door casing – 3" casing & 5" base 1st Floor / Regular 2nd Floor Trim
- Crown moulding in foyer, living and dining rooms
- Bi-fold and/or by-pass closet doors with wood jambs

ENERGY STAR AVAILABLE

INTERIOR FINISHES (Cont'd):

- Walls: two coats flat latex paint (off-white)
- Sundale maple cabinets with crown molding and Mountain Mist (white) vanities per house design
- Stairs: pine stringer, plywood risers with oak treads
- Light fixture allowance of \$900. *Includes fixtures, bulbs.*
- Gas direct vent fireplace with mantle and ceramic surrounds
- 5 recessed lights in kitchen

FLOOR COVERINGS AND LAMINATED COUNTERTOPS:

- Hardwood floors in foyer, kitchen and dining rooms
- Ceramic floors in bathrooms, laundry room and mud room. 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.
- Standard Granite countertops in kitchen
- Wilson Art laminate countertops in baths
- Tub-shower ceramic surround – Master bath. Fiberglass 1 pc – 2nd bath.

APPLIANCES

- GE self-cleaning, freestanding electric gasstop range
- GE E-Star dishwasher
- GE spacemaker microwave (non-vented)
- GE 1/3 HP garbage disposal

LANDSCAPING:

- Lot to be top soiled with on-site topsoil where available
- Lot to be raked and seeded for starter lawn (50', to rear of house)
- Asphalt driveway over stone base. Binder only.

revised 2/25/16

CELEBRATING

