

## Standard Features

### Construction Features

- Constructed according to the NY/National Building Code
- Concrete footings
- Concrete block foundation walls damp -proofed -before backfill
- Concrete floor on crushed stone basement
- Exterior above grade walls constructed with 2" x 6" studs @ 16" o.c.
- Interior walls constructed with 2" x 4" studs @ 16" o.c.
- Floor joists are 2" x 10" @ 16" o.c.
- House completed with 1/2" gypsum board. Garage completed with 5/8" gypsum board
- Pre-engineered roof trusses

### Exterior

- Cultured stone, vinyl siding, vinyl soffit & aluminum fascia & gutters
- Maintenance free, Energy Star\* vinyl windows
- 30 year warranty architectural asphalt roof shingles
- Two exterior anti -frost taps
- Exterior walls wrapped in breathable building paper
- Insulated garage door
- Paver sidewalk, paved driveway
- Fully landscaped, hydro seeded lawn
- \$1,500 allowance for landscaping

### Interior Features

- Panel passage doors
- 5 1/4" baseboards and 3 1/2" casing on windows and doors
- Foyer, kitchen, dining - luxury vinyl plank
- Bathrooms - ceramic tile or luxury vinyl plank
- Bedrooms - carpet
- Interior walls and trim painted with premium latex
- Attic hatch to code

### **Kitchen Features**

- Builder's Cabinets
- Builder's Granite Countertops
- Double bowl stainless sink with in-sink erator garbage disposal
- Stainless Steel dishwasher and exterior vented microwave

### **Bathroom Fixtures and Plumbing**

- White bathroom fixtures
- Privacy locks on bathrooms
- Pressure balance tub and shower faucets
- White fiberglass tub and 1 piece shower unit
- Master bath glass shower door

### **Heating/Insulation Features**

- R-21 Batt insulation in walls, R-38 Batt and blown in attic
- High efficiency gas furnace
- High efficiency whole house A/C
- 50 gallon electric high efficiency water heater
- Vented bathroom exhaust fans
- Owned, personal 500 gallon buried propane tank
- Gas fireplace with mantle and granite surround

### **Electrical Features**

- Circuit breaker panel with 200 amp service
- Great room ceiling fan with light
- Exterior light fixtures
- Smoke and CO detectors to code
- All Outlets to code
- \$1000 Lighting Allowance