



Standard Specifications

Foundation:

- Block CMU Foundation Wall-12 Courses with ½” rebar reinforcement
- Block Bond Foundation waterproofing, continuous 4” perforated pipe footing drain - to be run to interior sump crock with pump
- R-10 Fiberglass Insulation Wrap interior per NYS code
- 4” Thick Concrete Garage and Basement Floors

Framing:

- Treated Mudsill anchored to foundation wall
- 2x10 Floor Joist Installed per engineered drawings - 5/8” T&G subfloor glue and mailed
- 2x6 Exterior Wall Construction, all interior and garage walls 2x4 - exterior sheathing 7/16” OSB with windows
- 9’ first floor ceilings
- Truss Joist - LVL Basement Beams as Engineered with Steel Columns

Roof System:

- 30 year CertainTeed Architectural Shingle Roof
- Carlisle WIP 100-Ice and Water protection at all eaves and valleys, B.P 15 lb felt all remaining underlayment
- Vented Soffit and Ridge Vent per engineered drawings

Windows & Exterior Door:

- Silverline by Anderson Vinyl single hung windows per blueprints - header size per code and drawings
- Low E Glass Glazing
- Fiberglass Entry DOor with sidelights per plan
- Basement Vinyl Awning Windows per plan

Exterior Finishes:

- Certainteed Vinyl Siding - includes vinyl soffit, corners, porch ceilings, aluminum wrapped fascia board and trim
- Steel Garage Door - includes garage opener outlet
- House Wrap installed over all Sheathing and seams taped - includes window seal - rubberized membrane
- 1 color max

Insulation:

- All exterior walls - R-20 Batt Insulation
- Attic - Blown in R-38 at Flat Areas, Batt Insulation at Cathedrals

Appliances:

- Electric Hook-ups for Kitchen Range
- Black GE Dishwasher
- GE Garbage Disposal
- Black GE Microwave
- Black GE Electric Stove
- Ice maker rough in

Mechanical Systems:

- Master to have base shower and standard tile walls
- One piece fiberglass in main bath with Moen fixtures Brushed Nickel
- Moen Faucets Brushed Nickel and Bathroom Trim
- Water Closets per plan
- Double sinks and Granite (Group 1 or 2) in Master Bathroom in standard sizes
- Single sink and Granite (Group 1 or 2) Top in main bathroom in standard sizes
- 40 Gallon power vent High Efficiency Hot Water Heater
- Two Exterior Water Spigots
- PEX - Water Tubing for all Interior Services
- 90% + High Efficiency Gas Forced Air Furnace
- Electric Clothes Dryer Hook-up
- 200 amp electric Service Panel per NYS Code
- Two Exterior GFI Protected Outlets on Exterior
- Two phone or cable outlets
- Electrical outlets and lighting per NYS Code
- Smoke detector and Carbon Monoxide detectors per NYS Code

Interior Finishes:

- ½” Sheetrock Interior House Walls
- ⅝” Firecode Sheetrock Interior Garage Walls
- Rounded corners in main living area
- White 6 Panel Interior Doors
- Standard 36” Merillat Cabinetry Kitchen (Oak or Maple) and Bathrooms

- Interior Pine Grade Trim Painted White
- Granite Countertops in Kitchen (Group 1 or Group 2)
- Kwickset Locksets - interior and exterior doors (Brushed Nickel)
- 3 color Sherwin Williams flat paint

Flooring:

- Quality Hardwood in main living area
- Carpet and Pad in bedrooms
- Standard tile in bathrooms & laundry

Landscaping:

- Home site to be top soiled, fine graded, and hydro seeded
- Concrete paver walkway
- Asphalt binder over runner crush

Lighting:

- Wall light at slider
- Wall light at service door
- Four Recessed lights
- Hanging light over sinking opening
- 2 Ceiling fans openings (Master bedroom & living room)
- \$800 lighting allowance
- 2 overhead light openings in extra bedrooms
- 3 hanging light openings over island

Buyer x _____

Builder x _____

