

**Foundation:**

8' poured concrete wall foundation  
 4" concrete slab in basement, garage  
 Egress window well - NYS Building Code  
 Hopper vent windows (per plan)

**Framing:**

1/2" OSB subflooring  
 7/16" sheathing walls and roof  
 2x10" floor joists  
 2x6" exterior walls and 2x4" interior walls, 16" OC  
 9' ceilings first floor, 8' second floor

**Roof System:**

Limited lifetime architectural shingles  
 Continuous roof vents (ridge line)  
 Engineered roof trusses, 24" OC  
 12" Overhangs on all roof edges w/ 4" fascia board  
 Ice/Water barrier 6' from edges and all roof valleys

**Exterior Finishes:**

Vinyl siding (per plan)  
 Vinyl trim around front elevation  
 Vinyl soffit (vented and non-vented)

**Windows:**

Double-hung, low-E, vinyl windows  
 Top grids, 1/2 screen  
 Color: white

**Exterior Doors:**

36" fiberglass, insulated front entry door (per plan)  
 Steel, garage fire door (per plan)  
 Vinyl siding glass door, low-E, grids and screen  
 Brushed nickel hardware

**Garage Doors:**

Steel 16' x 8' door (per plan)  
 Pre-wired for overhead opener

**Plumbing:**

Domestic water piping (PEX water lines)  
 Refrigerator water line  
 Sump pump crock  
 Garbage disposal  
 (2) exterior spigots  
 High efficiency 50 gallon electric water heater  
 American Standard plumbing allowance - Chrome (per plan)

**HVAC:**

High efficiency, power vented furnace  
 Programmable thermostat

**Electrical:**

200-amp service w/ 40 circuit panel  
 10 recessed LED lights (per plan)  
 Switched lights in all bedrooms, halls and main areas  
 20-amp GFI circuit in garage  
 Technology pre-wire (per plan)  
 2 exterior outlets, exterior lights (per plan)  
 Kichler light fixture allowance (per plan)

**Energy, Air Sealing & Insulation:**

R-38 attic insulation  
 R-21 wall insulation  
 R-19 vinyl faced insulation foundation  
 Air sealing techniques w/ energy diagnostics included (blower door tested)

**Interior Trim & Interior Finishes:**

Hollow core doors w/ brushed nickel knobs/hinges/locksets  
 5 1/2" colonial base w/ shoe  
 3 1/2" colonial casing  
 Main stairs - carpet (per plan)  
 Stairs to basement - construction grade & painted  
 White universal wire shelf

**Bathrooms:**

Solid wood cabinetry (per plan)  
 Formica Laminate countertops, rectangle or oval sinks  
 Elongated toilets  
 One-piece shower with integrated seat (primary bathroom)  
 One-piece bathtub (main bathroom)  
 Chrome bath hardware/accessories set  
 Non-framed wall mirrors

**Kitchen Specifications:**

Solid wood cabinetry (per plan)  
 Formica Laminate countertops w/ stainless steel sink

**Floor Coverings:**

LVT/LVP floors throughout  
 Carpet in bedrooms, study and greatroom

**Painting & Drywall:**

2 coats flat paint all walls  
 2 coats satin enamel all interior trim and doors  
 Sand paint finish, ceilings

**Appliances:**

GE® 30" free-standing range JB645RKSS  
 GE® Dishwasher with front controls GDF510PSRSS  
 GE® OTR microwave JNM3163RJSS

**Landscaping:**

Grade lot around house for positive drainage  
 Hydroseed lawn per lot 50' perimeter from house  
 2'x3' concrete paver walkway to entry  
 Stone construction driveway