



149 Fitch Rd, Saratoga Springs, NY 12866
Located minutes from downtown...



River Run Specifications

ENERGY STAR HOME:

YOUR HOME ENERGY PACKAGE INCLUDES:

- Truss Heels for Consistent R-Value Insulation to the Eaves
- Continuous Duty Fan in Main Bath
- Duct Sealing for Extra Comfort to each Room
- Foam Sealant around all Windows, Doors, Exterior Penetration, Exterior Outlets
- Perimeter Sealing of the Wall Plate where it meets the Floor on Exterior Walls
- **HR and Spray Foam behind all Tile Areas common with Outside Walls**
- R-21 Exterior Walls
- R-49 Ceilings, R- 38 where R-49 may not be able to work (i.e., Vaulted or Cathedral Ceiling)
- Energy Star Inspection by Independent Rater and Testing at Completion of House

Front Elevation:

- Custom Design, Per Plan
- Multiple Gables on Front Elevation
- Stepped Fascia Detail in all Gables
- 30-year CertainTeed Architectural Shingles

Exterior Siding:

- **James Hardie HardiPlank Lap Siding "Cedarmill" 5" Exposure Including All Colors**
- MiraTEC Fascia, Frieze Boards and Trim around Windows
- James Hardie Shingle Siding Straight Edge Panel per plan, Including All Available Colors
- Shutters per Plan
- Front Columns Custom Built, per plan
- James Hardie Soffits, 5/8 x 6 Doug Fir beadboard Porch Ceiling
- Concrete Front Porch

Building Specifications:

- **All Joist, Engineered Floor Joist 16" on center 11 7/8"**
- **Steel I Beam**
- **Timber Strand Studs in all Kitchen and Bath Cabinet Areas**
- 9' First Floor Wall Height
- 2x6 Exterior Walls 16" on center
- **All Studs to be Premium Grade Lumber**
- Cement Filled Support Columns in Basement
- **3/4" T&G Gold Edge Sub Floor Sheathing**
- Engineer Roof Truss Combined with Custom Rafter Framing

Windows and Doors:

- Pella ProLine 450 Series, High Performance Low-E, Top and Bottom Glass, Grills between the Glass
- Grills between Glass on all Elevations
- Tilt in for Easy Cleaning
- Full Screens

Exteriors Doors:

- **Front Entry Door - ThermaTru Fiberglass Door, Stainable with Wood Grain, per plan**
- Side Access Door - ThermaTru Fiberglass Door, per plan (Painted)
- Garage Doors Amarr Classica- 16 X 8 or 9 X 8 Insulated Door (Plan Design with Glass and ½ HP Opener)

Basement:

- 9' Foundation Wall (Poured Concrete) Steel Reinforcement, per plan
- (2) Ventilation Windows (Double Panel) with Screens
- 4" Concrete Floor
- Drain Pipe on Interior and Exterior of Foundation to Designated Drain Area

Fireplace:

- **42" Direct Vent Gas Fireplace Heat & Glo Model 8000 "C" with Folio front, Black**
- Flush Hearth and Wood Mantle with Granite Surround

Staircase:

- Main Staircase to Second Floor
- Square Steps with Oak Treads, Open Risers, per plan, with Painted Risers and Stringers
- Oak Handrail with Painted Spindles
- Rail, Colonial Over the Top Newels, Treads to have Stained or Natural Finish
- Carpet Runner on Main Staircase
- Stairs to Basement to be Boxed, Closed Steps, Carpet Grade with Handrail

Kitchen Cabinets:

- **42" Legacy "Debut" Upper Cabinets, Including Standard Cabinet Hardware**
- Dove Tail Drawers
- **Soft Close on Drawers and Doors**
- Crown Molding on Upper Cabinets
- Double Trash Cabinet

Appliances:

- Frigidaire Gallery Stainless 30" Slide-In Gas Range (Model #FGGS3065KF)
- **30" Stainless Faber Wall Range Hood, Chimney CLAS30SS, Externally Vented**
- GE Profile Microwave (Model #pem31sf)
- Frigidaire Gallery Integrated Stainless Dishwasher (Model #fgid2466qf)
- Frigidaire Gallery Side-by-Side Stainless Refrigerator (Model #fghs2631pf)

Kitchen Countertops:

- **Granite Countertops from Bonacio's Selections Provided**
- Eased Edge
- Backsplash Included (4")
- Stainless Steel Undermount Sink

Main Bath:

- 34" High Legacy "Debut" Vanity with Single Lavatory
- 2 Working Drawers
- 6' Vanity Cultured Marble Top with Integral Sink
- Cast Iron Tub with Tile Surround to Ceiling
- Kohler Wellworth Elongated Toilet
- Kohler Faucet and Shower Trim, Brushed Nickel or Chrome
- Fan/Light Combination Vented to Exterior
- 42" High Mirror with Single Light Fixture

Powder Bath:

- Kohler Devonshire Pedestal Sink
- Kohler Devonshire Elongated, Comfort Height Toilet
- Kohler Widespread Faucet, Brushed Nickel or Chrome
- Fan Vented to Exterior
- Oval mirror with Light Fixture above

Master Bath:

- Custom Tile with Tile Walls to Ceiling and Shower with Corian Curb and Seat
- Custom Glass Enclosure (Semi-Frameless)
- Fiberglass Soaker Tub with Tile Surround
- **34" Legacy "Debut" Series Vanity with Granite Top, Two Undermount Sinks, Eased Edge and Center Stack of Drawers, including Standard Hardware**
- Kohler Wellworth Elongated Toilet
- Kohler (widespread) Faucet and Shower Trim, Brushed Nickel or Chrome
- Linen Closet with 4 Wire Shelves

Laundry Room:

- Washer Hook-Up with Protective Pan and Drain
- Electrical Hook-Up for Dryer

Plumbing:

- PEX Piping throughout
- 50 Gallon Direct Vent Hot Gas Water Heater
- Garbage Disposal
- 2 Exterior Frost-Free Hose Bibs

HVAC:

- **96% Efficient Furnace (Amana)**
- **Aprilaire 600 Humidifier**
- Single Zone with One Thermostat (Programmable) Located on First Floor
- (2) Supplies cut in Main Supply in Basement
- All Heat Supplies to be Damper Controlled and Identified to each Run
- **13 Seer Air Conditioner (Amana)**

Electrical:

- Recessed Lights in Kitchen and Hallways
- **\$2,500 Lighting Allowance for Fixtures**
- All Outlets and Switching, per code

- 200 Amp Service
- (3) Cable or CAT 6
- (1) Phone
- Switched Outlet in Bedrooms

Flooring:

- Tile: Master Bath, Main Bath, Mudroom and Laundry (\$4.50/sq. ft. Allowance)
- Prefinished Hardwood located in Foyer, Dining Room, Kitchen, Great Room
- Carpet: Study, Upper Hallway and All Bedrooms, per Standard Selections

Interior trim:

- **2-4-6 Panel Masonite Hollow Core Interior Doors, Smooth Finish**
- **Double Entry Glass French Doors, per plan (Painted)**
- **Interior and Exterior Door Hardware by Kwikset with Choice of Standard Finishes (Polished Brass, Antique Brass, Satin Nickel, Antique Nickel and Venetian Bronze)**
- 4 5/8" with 2-Piece Crown with Base Cap Molding in Dining Room around Upper Perimeter of Room
- 3 1/2" Colonial Casing
- 5 1/4" Speed Base

Landscaping:

- Landscaping Package from Designs Provided
- Hydroseed Lawn in Disturbed Areas
- Paver Sidewalk, from Driveway to Front Porch
- 15 Sprinklers Provided and Installed

Gutters:

- Provide and Install Seamless Gutters to Grade

Driveway:

- Install Gravel Base for Driveway
- Install Binder Course only. (This is #3 stone, which serves the purpose to provide a blacktop driveway in the future that will last.) Binder is the base coat to the final topcoat for a driveway, and it is recommended that the driveway sit at least 1 year prior to installation of the topcoat.
Topcoat will be the responsibility of the homeowner.

Clearing:

- Per Approved Site Plan

Interior Paint:

- One Color on Walls from Bonacio "Whites and Lights" Selection, Flat Finish
- Ceilings, White, Flat Finish
- Trim and Doors, 2 Coats Semi-Gloss of Bonacio "Whites and Lights" Selection

Garage:

- Sheetrock and Tape, Ready to Paint
- Unfinished Trim on Windows and Doors