

Energy Efficiency Home:

YOUR HOME ENERGY PACKAGE INCLUDES:

- Truss Heels for Consistent R-Value Insulation to the Eaves
- Duct Sealing for Extra Comfort to Each Room
- Foam Sealant around all Windows, Doors, Exterior Penetration, and Exterior Outlets
- 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)
- Air Testing at Completion of House

Exterior:

- Vinyl Siding .44 Gauge Panel, Vytex Standard Color Selection
- PVC or MiraTEC Frieze Boards and Trim around Front Elevation
- Vinyl Shakes in Gables, Per Plan
- Shutters, per plan
- Front Columns, Per Plan
- Vinyl Soffit Porch Ceiling
- Concrete Front Porch
- 30 Year CertainTeed Landmark Architectural Shingles

Building Specifications:

- Truss Joist Engineered Floor Joist 16" on Center
- 9' First Floor Wall Height.
- 2x6 Exterior Walls 16" on Center
- Steel Support Columns in Basement
- 3/4" OSB SUB FLOOR SHEATHING
- Engineer Roof Truss Combined with Custom Rafter Framing

Windows and Doors:

- Pella Encompass Series Vinyl, Double Hung, High Performance Low-E4 Top and Bottom Glass
- Grills between Glass on all Elevations
- Tilt-In for Easy Cleaning
- Full Screens
- Front Entry Door - ThermaTru Fiberglass 6 Panel Door, Painted
- Garage Door, Wayne Dalton, Sonoma - 16 X 7 or 9 X 7 Insulated Door Plan Design with Glass.
- ½ HP Garage Door Opener with 2 remotes

Kitchen:

- 36" Legacy Advantage Cabinets with Crown Molding and choice of Hardware from Builders Selection
- Double Pullout Trash Cabinet
- Ice maker connection valve for refrigerator
- Granite or Quartz Countertops with Eased Edge from Builders Selection, Back Splash is optional
- Stainless Steel Undermount Sink (Choice of Bowl Options)
- Garbage Disposal
- 4 Recessed Lights in Kitchen
- Kohler Pull Down Faucet in Chrome
- Appliances:
 - Frigidaire Gallery Stainless Freestanding Electric Range (Model #FGEF3036TF)
 - Stainless Steel Over-the-Range Vent Broan #463004
 - Frigidaire Gallery Stainless Dishwasher (model #FGID2466QF)

Main Bath:

- 32" High Legacy "Advantage" Vanity, with Choice of Cabinet Hardware
- Cultured Marble Top with Integral Sink
- 5' Sterling by Kohler Fiberglass Tub/Shower Unit
- Kohler Wellworth Elongated Toilet Bowl
- Kohler Faucet and Shower Trim in Chrome
- Fan/Light Combination Vented to Exterior
- 42" High Mirror with Light Fixture
- Bathroom accessories to include Toilet Paper Holder and Towel Bar in Chrome

Master Bath:

- 34" Tall Legacy "Advantage" Vanities with Cultured Marble Top and Two Integral Sinks with Center Stack of Drawers
- Shower, Fiberglass Base and Walls, per plan
- Framed Custom Glass Enclosure in Chrome
- Kohler Fiberglass Soaking Tub with Tile Surround, per plan
- Kohler Wellworth Elongated Toilet Bowl
- Kohler Faucet and Shower Trim in Chrome
- Linen Closet With 4 Wire Shelves per plan
- 42" High Mirror with Light Fixture
- Fan/Light Combination Vented to Exterior
- Bathroom accessories to include Toilet Paper Holder and Towel Bar in Chrome

Powder Bath:

- Kohler Wellworth Pedestal Sink
- Kohler Highline Elongated, Comfort Height Toilet Bowl
- Kohler Widespread Faucet in Chrome
- Fan/Light combination Vented To Exterior
- Oval Mirror with Light Fixture
- Bathroom accessories to include Toilet Paper Holder and Towel Ring in Chrome

Flooring:

- Prefinished Hardwood: located in Foyer, Dining Room, Kitchen, Great Room
- Tile: Master Bath (\$3.50/sq. ft. Allowance)
- Carpet: Study/Den, Upper Hallway and All Bedrooms
- Vinyl: Main Bath, Mudroom and Laundry Room

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 Newel Post, Treads to have Stained or Natural Finish.
- Carpet Runner on Main Staircase.

Fireplace:

- 36" Direct Vent Gas Fireplace, Heat & Glo SL-750TR
- Tile Surround and Hearth with Choice of 2 Painted Mantles

Laundry Room:

- Washer Hook-Up with Protective Pan and Drain (2nd floor only)
- Electrical Hook Up of Dryer

Interior Trim:

- 2-4-6 Panel Hollow Core Interior Doors, Smooth Finish
- Interior and Exterior Door Hardware by Kwikset With Choice of Standard Finishes (Polished Brass, Antique Brass, Satin Nickel, Iron Black and Venetian Bronze)
- 2 ¼" Colonial Casing
- 5 ¼" Colonial Base
- Interior Paint to include One Color on Walls, Trim, Doors and Ceilings from Bonacio "Whites and Lights" Selection, Flat Finish (Semi-Gloss finish on Trim and Doors)

Basement:

- 8' Foundation Wall (Poured Concrete) Steel Reinforcement, per plan
- (1) Egress Window and Well
- (2) Ventilation Window (Double Panel) with Screens
- Stairs to Basement to be Boxed, Carpet Grade Closed Steps and Handrail.
- Basement entry sheetrock and one coat tape
- Sump Pit with 1/3 hp sump pump
- Basement Walls Insulated per Code

Electrical:

- Designer Selected Lighting Package or \$700 Lighting Allowance for Fixtures
- All Outlets and Switching, per code
- 200 Amp Electrical Service
- Cable or CAT 6 in 3 Locations
- (1) Phone
- Switched Outlet in Bedrooms
- Post Light
- Prewire for Security – Contacts at Exterior Door/Motion Detector with Control Panel
- Hard Wired Smoke and Carbon Monoxide Detectors per NYS Code
- 2 Exterior GFI Outlets

HVAC:

- 95% Efficient Direct Vent Furnace with 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

Plumbing:

- PEX Piping Throughout
- 50 Gallon Direct Vent Gas Hot Water Heater
- 2 Frost Free Hose Bibs

Landscaping:

- Professional Landscaping Package
- Concrete walkway from Driveway to Concrete Front Porch
- Graded and Hydroseed front, back and side yards
- 10 Sprinklers Provided and Installed, or per location
- Provide and Install Seamless Gutters to Grade

Driveway:

- Install Gravel Base for Driveway
- Paved 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.

Garage:

- Sheetrock and One Coat Tape