



18 Division Street, Suite 401
Saratoga Springs, New York 12866
T: 518-584-9007

112 Jefferson Street Specs

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)

Front Elevation:

- Custom Design, per Plan
- 30 Year Certainteed Landmark Architectural Shingles (Charcoal Black)
- RLS Metals Roofing Per Plan (Matte Black)
- Eldorado Stone Per Plan (Montecito Cliffstone)

Exterior Siding:

- Vytec Vinyl Siding .44 Gauge Panel (White)
- PVC Frieze Boards and Trim around Windows Front Elevation
- Vytec Board-N-Batten in lieu of Shakes, (White)
- Shutters, Per Plan (Black)
- Front Columns Built, Per Plan
- Vinyl Soffit Porch Ceiling
- Concrete Front Porch

Building Specifications:

- Truss Joist Engineered Floor Joist 16" on Center
- 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 Sub Floor Sheathing
- Engineer Roof Truss Combined with Custom Rafter Framing

Windows and Doors:

- Pella 250 Series, High Performance Low-E4 Top and Bottom Glass, White
- Grills between Glass on all Elevations, White
- Tilt-In for Easy Cleaning
- Full Screens

Exteriors Doors:

- Front Entry Door - ThermaTru Smoothstar 36" x 80" Single Door with (2) Sidelites, Per Plan, Painted
- All Exterior Doors (Per Plan) ThermaTru Smoothstar, Fiberglass, Painted
- Garage Doors – Wayne Dalton, Sonoma, 16 X 7 Insulated Door (Stockton III Glass)

Basement:

- 8' Foundation Wall (7'-10" Nominal) Poured Concrete with Steel Reinforcement, Per Plan
- Ventilation Window (Double Panel) with Screens, Per Plan

Fireplace:

- 36" Direct Vent Gas Fireplace, Heat & Glo SL-7 with Black Front
- Flush Hearth, Custom Mantel (in lieu of Standard) with Tile Surround

Staircase:

- Main Staircase to Second Floor to be 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 (to Coordinate with Hardwood).
 - Carpet Runner on Main Staircase
- Stairs to Basement to be Boxed, Closed Pine Steps with Carpet Grade and Handrail.

Appliances:

- Upgraded Frigidaire Gallery Stainless Slide In Gas Range (Model #fggh3047vf)
- Upgraded GE Profile Countertop Microwave with Trim Kit (Model #pem31sfss)
- Frigidaire Gallery Stainless Dishwasher (Model #fgid2468uf)

- Frigidaire Gallery Stainless Side-by-Side Refrigerator Counter Depth (Model #grsc2352)
- Zephyr Savona 30" Wall Mount Chimney Hood (Vented to Exterior) (Model #zsae30ds)

Kitchen:

- Upgraded Quartz Countertop, Eased Edge
- Kohler Simplice Single Hole Kitchen Sink Faucet with Pull Down Spout, Polished Chrome Finish
- Stainless Steel Undermount Sink
- Tile Backsplash
- Kitchen Cabinets:
 - Upgraded 42" Upper Cabinets, Merillat Classic with Standard Cabinet Hardware
 - Dove Tail Drawers
 - Soft Close on Drawers and Doors
 - Crown Molding on Upper Cabinets
 - Double Trash Cabinet

Main Bath:

- 31 1/2" High Vanity, Merillat Classic with 2 Drawers, Standard Cabinet Hardware
- Cultured Marble Top with Integral Sink
- Taverse 60"x30" Tub/Shower Unit
- Upgraded Kohler Highline Elongated Toilet Bowl, Comfort Height
- Kohler "Hint" Centerset Faucet and Shower Trim, Chrome
- Fan/Light Combination Vented to Exterior
- 42" High Mirror with Light Fixture

Powder Bath:

- Kohler Archer Pedestal Sink
- Kohler Archer Elongated, Comfort Height Toilet Bowl
- Kohler "Hint" Widespread Faucet, Chrome
- Fan Vented to Exterior
- Oval Mirror with Light Fixture

Master Bath:

- Fiberglass Shower Base with 7' Tiled Walls (\$3.50/sq. ft. allowance for Tile)
- Custom Glass Enclosure, Chrome, Framed
- Sterling Spectacle 60 1/4" x 32 1/4" Oval Freestanding Tub with Tile Surround, per plan
- 34 1/2" Tall Legacy Merillat Classic

- Upgraded Quartz Top and Two White Rectangle Sinks
- Kohler Highline Elongated Toilet Bowl, Comfort Height
- Kohler “Hint” Widespread Faucet and Shower Trim, Chrome
- Linen Closet With 4 Wire Shelves, Per Plan

Laundry Room:

- Washer Hook-Up (with Protective Pan and Drain when located over Finished Space)
- Electrical Hook Up of Dryer

Plumbing:

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

HVAC:

- 96% Efficient Furnace
- 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
- Whole Home Humidifier

Electrical:

- Recessed Lights Kitchen and Hallways
- Custom Lighting Fixture Package Selected
- All Outlets and Switching, per code
- 200 Amp Service
- (3) Cable or CAT 6
- (1) Phone
- Switched Outlet in Bedrooms
- Post Light

Flooring:

- Tile: Master Bath, Main Bath (\$3.50/sq. ft. Allowance)
 - Master Bathroom – Black Hexagon
 - Main Bathroom – White Hexagon
- Prefinished Engineered Hardwood: located in Great Room, Foyer, Dining Room, Kitchen – Armstrong TimberBrushed Silver White Oak Engineered Hardwood Urban Effects
 - Upgraded the Study to Prefinished Engineered Hardwood
- Carpet: Upper Hallway and All Bedrooms – Deere Run, Cameo
- Vinyl: Mudroom/Laundry Room – Armstrong Flexstep Value Plus Vessa Travertine – Carbide Charm

Interior Trim:

- Riverside Masonite Interior Doors, Smooth Finish, Hollow Core
- 15-Lite Double Glass French Doors, per plan (Painted)
- Kwikset Hawthorne Front Entry Door Hardware – Matte Black Finish
- Kwikset Tustin Lever Interior Door Hardware – Matte Black Finish
- 2-1/2" Colonial Casing -Painted
- 5-1/4" Speed Base - Painted

Interior Paint:

- Walls, Drift of Mist SW9166, Flat Finish
- Ceilings, Ceiling White SW7007, Flat Finish
- Trim and Doors, Extra White SW7006, 2 Coats Semi-Gloss

Garage:

- Sheetrock and One Coat Tape

Landscaping:

- Landscaping Package
- Irrigation System with 15 Sprinkler Heads
- Concrete Walkway from Driveway to Concrete Front Porch
- Hydroseed Disturbed Areas

Gutters:

- Provide and Install Seamless Gutters to Grade

Driveway:

- Install Gravel Base for Driveway
- Install Binder Course only. (This is #3 stone, which serves to provide a long lasting blacktop driveway.) Binder is the base coat to the final topcoat of a properly constructed 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/Stumping:

- Side Yards common with House
- Driveway area and Front yard to Road
- 40' in Back yard