

**Foundation:**

8' poured concrete wall foundation  
4" concrete slab in basement, garage & porch  
Egress window system – NYS Code  
Hopper vent windows (per plan)

**Framing:**

Advantech 23/32 T&G OSB Underlayment Panel  
ZIP System OSB (Oriented Strand Board) Sheathing  
2"x12" floor joists  
2"x6" exterior walls & 2"x4" interior walls, 16" OC  
9' ceilings first floor, 8' ceilings second floor

**Roof System:**

Architectural shingles  
Continuous roof vents  
Engineered roof trusses, 24" OC  
12" Overhangs on all roof edges  
6" fascia board  
Ice & water protector 6' from edges & all roof valleys

**Exterior Finishes:**

Double 4" clapboard vinyl siding – main house  
Single 7" board & batten vertical siding – garage peak only  
DuPont™ Tyvek® Home Wrap®  
LP® SmartSide® Trim around front windows & doors  
Vinyl soffit (vented & non-vented)

**Windows:**

Double-hung, low-E, vinyl windows  
Top grids, ½ screen  
Color - white

**Exterior Doors:**

36" fiberglass insulated front entry doors (per plan)  
Vinyl sliding glass door  
Steel self-closing garage fire door (per plan)  
Brushed nickel hardware

**Garage Doors:**

Steel 16'x8' OHD (per plan)  
½ HP chain drive OHD opener with keypad & (2) remotes

**Plumbing:**

Domestic water piping (PEX water lines)  
Refrigerator water line  
Sump pump crock  
Garbage disposal (not applicable with septic systems)  
(2) exterior hose spigots  
High efficiency 50-gallon electric water heater  
Plumbing allowance – Chrome (per plan)

**HVAC/Fireplace:**

High efficiency power vented gas furnace (one zone)  
Google Nest Smart Programmable WIFI Thermostat - Snow  
Central air conditioning  
Direct vent NG or LPG Fireplace w/ remote

**Electrical:**

200 AMP service with 40 circuit panel  
20 recessed LED lights (per plan)  
Switched lights in all bedrooms, halls and main areas  
20 AMP GFI circuit in garage – (2) outlets  
Technology pre-wire (per plan) – 5 locations  
(2) exterior outlets, exterior lights (per plan)  
Light fixture allowance (per plan)  
Ring® Video Doorbell – black

**Energy, Air Sealing & Insulation:**

R49 attic insulation  
R21 wall cavity insulation  
R15 vinyl faced blanket insulation, basement  
Air sealing techniques w/ energy diagnostics test (BDT)

**Interior Trim & Interior Finishes:**

Hollow core doors w/ brushed nickel knobs, hinges, locksets  
5 ½" colonial MDF base w/ shoe  
3 ½" colonial MDF casing  
Main stairs to second floor – carpeted (per plan)  
Stairs to basement – construction grade & painted  
White universal wire shelving, pantry and all closets

**Bathrooms:**

Solid wood cabinetry (per plan)  
Granite or Quartz countertops, rectangle or oval sinks  
Elongated, comfort height toilets w/ soft close lid  
Fiberglass shower base w/ tile walls (master bathroom)  
One-piece bathtub (main bathroom)  
Chrome bath hardware/accessories  
Non-framed wall mirrors

**Kitchen Specifications:**

Solid wood cabinetry (per plan)  
Granite or Quartz countertops w/ stainless steel sink

**Floor Coverings:**

Engineered wood flooring kitchen, dining and great room  
Carpet bedrooms & closet, office, study and/or stairs (2<sup>nd</sup> floor)

**Painting, Drywall & Texture:**

2 coats flat paint finish all walls  
2 coats satin enamel all interior trim & doors  
Sand paint finish on all ceilings

**Appliances – Electric:**

Credit applied of \$1,300.00

**Landscaping:**

Grade lot around house for positive drainage  
Lot to be fine-raked and seeded for starter lawn  
Concrete pavers (2'x3' or similar) walkway to entry  
Stone construction driveway