



# Included Features

## Exterior Elevation

- Elevation (per plan)

## Foundation

- 11 or 12 course basement with 10" block for main foundation & 8" block at garage & where stated (per plan)
- Sills: 2x6 pressure treated sill water barrier
- 4" French drain tile around perimeter; sump crock w/ pump
- Poured concrete slab over gravel base & moisture protecting poly barrier
- 1 Egress exit from Basement

## Framing

- Porch per plan at Front Elevation
- 2"x10" flooring system or engineered flooring system (per plan)
- Exterior walls 2x4
- Interior Walls 2x4
- 3" steel jack posts supporting beams
- 3/4" tongue & groove OSB sub-floors, glued & nailed
- 7/16" OSB board sheathing
- Roof decking: 7/16" agency certified OSB w/ H-clips
- Pre-engineered roof trusses

## Siding

- Vinyl siding
- Vented Soffits
- Shutters & decorative details (per plan)

## Interior Walls

- 1/2" Sheetrock
- 5/8" Fire code sheetrock at garage
- 2x4 Interior walls
- Interior walls painted with two coats of flat latex paint
- Ceiling sand paint finish
- 8 ft. or 9 ft. ceiling package (per plan)

## Insulation (as per plan)

- R-15 high density insulation in exterior walls
- House wrap (per code)
- R-49 insulation at ceilings
- R-15 faced sidewall in basement

## Roof System

- Architectural shingles
- Ice & Water shield at valleys & 3 feet up at the eaves
- Underlayment: 15 pound felt

## Plumbing

- PVC waste lines - Schedule 40
- Laundry hookups (per plan)
- 40 gallon electric hot water heater (per plan)
- Public water & sewers (site permitting)
- 2 exterior spigots

## Windows

- All vinyl single-hung, low-E Argon filled windows w/ window grids throughout
- Screens on all operable interior windows

## Electrical

- Completed as per fire underwriters code
- Moisture sensitive GFI circuits per code
- Arch Fault Circuits per code
- 200 amp electrical service
- 220 volt line for range & dryer
- Smoke & carbon monoxide detectors per code
- 2 exterior outlets
- Exhaust fan in bathrooms
- Generous lighting allowance
- Exterior light fixtures (per plan & allowance)
- 2 outlets in Basement
- 2 outlets in Garage

## Baths

- Chrome faucet fixtures
- China sinks & water closets (per plan)
- Vanity-width mirrors
- One-piece shower/tub units in main bath
- Master Bath layout (per plan)

## Kitchen

- Generous allowance for cabinetry
- Knobs on cabinets (customer supplied)
- Granite Countertops (level A)
- Chrome faucet fixtures
- Double-well stainless steel kitchen sink
- Whirlpool appliance package including glass-top electric stove, built-in microwave & dishwasher
- Waterline to refrigerator
- Garbage disposal

## Interior Woodwork

- Jambs & casings around windows, doorways & passages
- Colonial trim with 6-panel doors & brushed nickle hardware

## Floor Coverings

- Allowance for 300SF of hardwood floors
- Builder select carpet with 6lb. rebound pad
- LVT Flooring

## Exterior Doors

- Steel insulated front door

## Heating

- High efficiency power-vented gas forced air heating system
- Programmable thermostat
- Gas fireplace in Family Room (per plan)

## Garage

- Sheetrock (unfinished)
- 7 ft. steel insulated overhead garage door
- Garage door opener

## Landscaping

- Seeded lawn

## Warranties

- All materials & workmanship per the CNY Builders "Standards of Performance Manual"
- Material warranty as per manufacturer warranties
- Above specifications may be subject to change upon availability