



## ***Premier Series***

### **Included Features**

#### ***Exterior Elevation***

- Craftsman Elevation (per plan)

#### ***Foundation***

- 12 course basement with 10" block for main foundation and 8" block at garage and where stated
- Sills: 2x6 pressure treated sill water barrier
- 4" French drain tile around inside and outside perimeter; sump crock w/ pump
- Poured concrete slab over gravel base and moisture protecting poly barrier
- Damp Proofing: Exterior parged with fiberglass surface bond
- 1 Egress Exit from Basement (site permitting)

#### ***Framing***

- Porch w/ Row Lock at Front Elevation
- 2"x10" Flooring System at 1<sup>st</sup> Floor per code or Engineered flooring system (per plan)
- Exterior walls 2x4
- Interior walls 2x4
- 3" steel jack posts supporting beams
- 3/4" tongue and groove OSB Sub-floors, glued and nailed
- 7/16" OSB board sheathing
- Roof decking: 7/16" agency certified OSB with H-clips
- Pre-engineered roof trusses

#### ***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
- 9 ft. ceiling package with tall base molding on first floor

#### ***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 and 3 feet up at the eaves
- Underlayment: 15 pound felt
- Ridge vents on peak
- Steel drip edge

#### ***Plumbing***

- PVC waste lines – Schedule 40
- Laundry hookups (per plan)
- 40 Gallon electric hot water heater
- Public water and sewers (site permitting)
- 2 Exterior Spigots

#### ***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 and dryer
- Smoke and carbon monoxide detectors per code
- 2 exterior outlets
- Exhaust fan in bathrooms
- 1 Telecommunication Service Connection (telephone or cable)
- Generous lighting allowance
- Exterior light fixtures (per plan & allowance)
- 2 Outlets in Basement
- 2 Outlets in Garage

### ***Kitchen***

- Generous allowance for cabinetry
- Crown molding on cabinets
- Knobs on Cabinets
- Formica Countertops, choice of colors
- Moen faucet fixtures
- Double-well stainless steel kitchen sink
- Whirlpool appliance package including glass top electric stove, built-in microwave with fan, and dishwasher
- Waterline to refrigerator
- Garbage Disposal (site permitting)

### ***Baths***

- Moen faucet fixtures
- China sinks and water closets (per plan)
- Vanity-width mirrors
- One-piece shower/tub units in Main Bath
- Luxury Master Bath Layout (per plan)

### ***Interior Woodwork***

- Jambs and casings around windows, doorways and passageways (painted white)
- Colonial trim with 6-Panel Doors and brushed nickel hardware

### ***Flooring Coverings***

- 200sf of Hardwoods (allowance)
- Ceramic or Luxury Tile Flooring at Master Bath
- Builder Select Carpet with 6lb. rebound pad
- LVT Flooring (bath/mudroom/laundry)

### ***Windows (as per plan)***

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

### ***Exterior Doors***

- Steel insulated front door (per plan)

### ***Heating***

- High efficiency power-vented gas forced air heating system
- Programmable thermostat
- Gas Fireplace in Family Room

### ***Garage***

- Sheetrock (unfinished)
- 7 ft. Steel insulated overhead garage door

### ***Landscaping***

- Seeded lawn

### ***Siding***

- Vinyl siding
- Vented Soffits
- Paneled Shutters (per plan)

### ***Warranties***

- All materials and workmanship as per the C.N.Y. Builders "Standards of Performance Manual"
- Material warranty as per manufacturer warranties
- Above specifications may be subject to change upon availability



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