



## *Village Series*

### **Included Features**

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

- Craftsman Elevation (per plan)

#### ***Foundation***

- 11 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

#### ***Framing***

- Porch w/Row Lock at Front Elevation
- 2"x10" Flooring system
- Exterior walls 2x4
- Interior walls 2x4
- 3" steel jack posts supporting beams
- ¾" 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***

- ½" 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. Ceiling package

#### ***Insulation (as per plan)***

- R-15 insulation in exterior walls
- R-38 insulation at ceilings
- House wrap (per code)
- R-11 faced sidewall in basement

#### ***Roof System***

- Architectural shingles
- Ice & Water Leak Barrier 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 (as per plan)
- 40 gallon power-vented gas 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 building code
- 2 exterior outlets
- Exhaust fan in bathrooms
- 4 Technology Telephone and or Cable Outlets
- Unique lighting packages for each design
- Exterior light fixtures ( per plan)
- 2 Outlets in Basement
- 2 Outlets in Garage

### ***Kitchen***

- Oak Kitchen 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
- Vanity width mirrors
- One-piece shower/tub unit at Main Bath
- One-piece shower unit at Master Bath
- Wood Vanity at Master Bath

### ***Interior Woodwork***

- Jambs and casings around all windows and doorways (Painted White)
- Colonial trim with 6 Panel Doors and brushed nickel hardware

### ***Flooring Coverings***

- Tile Flooring at Master Bath
- 39oz. Carpet with 6lb. rebound pad
- Vinyl Flooring

### ***Windows (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 decorative leaded glass front door

### ***Heating***

- High efficiency power-vented gas forced air heating system
- Programmable thermostat

### ***Garage***

- Sheetrock (unfinished)
- Garage door opener
- 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



## ***Village Series***

Eldan Homes reserves the right, without prior or written notice, to change or alter standards due to availability, improvements and changes within building industry. Variations of color and design may occur depending upon selections options and manufacturer's revisions to their products. **(Rev. 03/10/14)**