



Village Series

Included Features

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 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

- Engineered flooring system to reduce floor noise and drywall cracks
- Exterior sidewalls 2x4 with double plate
- Interior walls 2x4 with double plate
- Garage walls 2x4 with double plate
- 3" steel jack posts supporting beams
- 3/4" tongue and groove OSB Sub-floors, glued and nailed
- 7/16" roof sheathing
- Pre-engineered roof trusses

Interior Walls

- 1/2" Sheetrock
- 2x4 Interior walls
- Interior walls painted with two coats of flat latex paint
- Ceiling stipple finish
- 8 ft. Ceiling package

Insulation (as per plan)

- R-13 insulation in exterior walls
- R-38 insulation at ceilings
- Tyvek™ air infiltration barrier
- R-10 faced sidewall to frost line in basement

Roof System

- Architectural shingles
- Ice & Water Leak Barrier at valleys and 3 feet up at the eaves
- Ridge vents on peak
- Steel drip edge

Plumbing

- PVC waste lines
- Laundry hookups (as per plan)
- 40 gallon 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
- 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
- 6 Technology Telephone and Cable Outlets
- Unique lighting packages for each design
- Exterior light fixtures (as per plan)

Kitchen

- Oak Kitchen Cabinetry
- Crown molding on cabinets
- Formica Countertops, choice of colors
- Moen faucet fixtures
- Double-well stainless steel kitchen sink
- Appliance Package including stove, garbage disposal, built in microwave with fan and dishwasher.

Baths

- Moen faucet fixtures
- China sinks
- Vanity width mirrors
- One-piece shower/tub units

Interior Woodwork

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

Flooring Coverings

- Hardwoods at Foyer
- 38 oz. Carpet with ½" rebond pad

Windows (as per plan)

- All vinyl single-hung windows with window grids throughout
- Screens on all operable interior windows

Exterior Doors

- Steel insulated decorative leaded glass front door

Heating

- High efficiency gas forced air heating system
- Programmable thermostat

Garage

- Sheetrock (unfinished)
- Garage door opener outlet
- Steel insulated overhead garage door

Landscaping

- Seeded lawn
- Curb-side mailbox

Siding

- Vinyl siding
- Vented Soffits

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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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. 2/4/2010)