

Standard Specifications for Construction Material (1)

Foundation:

12 Course hollow core 12" concrete block

4" Diameter Perimeter draitile connected to crock

Wall sealer on parged block below grade.

Garage Footings - 2500 psi concrete, 8" & 6" hollow core concrete above grade.

Porch Footings - 12" x 12" x 8", 42" minimum below grade.

Gravity Drain- (If Permissible)

Concrete Slabs: 3500 psi concrete

Garage - 4" minimum slab with wire mesh and 1/2" rebar concrete reinforcement.

4" slab on 4" minimum # 1 stone.

Structural Steel:

Beams and columns as per plan.

Framing:

-Floor Joist- per plan 16" o.c.

-1" x 3" joist bridging,

-2" x 6" sill plates,

-5/8" tongue and groove plywood subfloor, with glue and ring shank nails or Advantech Subfloor.

-*Exterior wall studs*- 16" o.c. 2"x 6 walls,

-3/8" plywood wall sheathing *or* 1/2" sheathing,

-1/2" plywood roof sheathing with H-clips,

-Trusses or rafters per plan.

Structural Steel:

Beams and columns as per plan.

Front Porch:

-Pressure treated floor joists *or* concrete floor per plan,

-5/4" x 6" pressure treated decking, with galvanized ring shank nails,

-2" x 10" pressure treated perimeter skirting (or Trus-Joists),

Vinyl ceiling.

Standard Specifications for Construction Material (2)

Windows: Anderson- White aluminum clad, thermopane windows.
Basement- Two Course Sash (Grilles Inside Glass)

Siding: Vinyl with Tyvek house wrap *50 Year Warranty.*

Roofing: 25 Year, Fiberglass Architectural,
15 lb Asphalt saturated underlay felt,
Prefinished Aluminum drip edge, Rain Gutters and Downspouts,
Prefinished Aluminum Fascia- Roof Overhangs.

Attic Venilation: Prefinished aluminum roof vents,
Ventilated vinyl soffits.

Insulation: Fiberglass batts or R-19 on 2"x 6" walls (R-13 on 2" x 4" walls)
Flat Ceilings- R38 (R-11 Fiberglass batts plus R-19 Fiberglass blown insulation)
Basement Foundation Walls- R11 Blanket Insulation,
Band Joist- R-19 Fiberglass batts Giberglass sill seal under all sill plates.

Driveway: Average of 12' wide. Bank run gravel base, crushed stone topping.

Drywall: 1/2" drywall throughout living areas, taped, 3-coat finished and sanded,
Smooth kitchen and bath ceilings,
Stippled (Textured) ceilings throughout balance of living area,
5/8" type X drywall in garage, taped - as per code,
5/8" drywall where trusses are 2' apart.

Interior Trim:

Six panel Masonite interior doors,
Finger jointed colonial casing and baseboard,
Ventilated closet shelving: Single shelf in Bedroom, Foyer, and Broom Closets
Five shelves in linen and pantry closets.

Standard Specifications for Construction Material (3)

Painting:

Interior walls - One coat drywall primer, One coat eggshell latex paint.

Kitchen and Baths - One coat primer, One coat enamel paint.

Interior Trim - One coat primer, One coat semi gloss paint.

Exterior Trim - Roof overhangs: maintenance free vinyl and aluminum.

Exterior Doors - Two coats of enamel paint.

Heating: York Gas Fired Furnace: Forced Air System.

Digital Thermostat with automatic setback (*High Efficiency*)

Electrical: As per NYS Fire Underwriters Code.

\$ 800 Lighting allowance (all fixtures and door chimes)

2 Telephone Outlets,

Hardwired Smoke Detectors,

GFI receptacles in Kitchen and Baths,

220 Volt service for Dryer and Range or gas piping,

Two exterior GFI receptacles.

Plumbing:

1/2" Copper water supply piping with shut offs, 3/4" Risers,

Schedule 40 PVC waste piping.

Stainless Steel Sink in Kitchen,

40 Gallon Gas Fired Hot Water Heater (50 Gallon with Whirlpool)

Sump Pump in basement,

Two Exterior Freezeless faucets,

Laundry hookups Location PER plan,

One piece Fiberglass Shower or Tub/Shower in baths,

Oval or round self rimming china sinks in vanities,

Water closet (Per Buyer),

Single Lever Moen/Chateau Faucet Fixtures

Mirrors:

Full Mirrors over Bathroom Vanities.

Standard Specifications for Construction Material (4)

Flooring:

\$ 18.00 per sq. yd. Carpet and pad allowance - Installed Price

\$ 18.00 per sq. yd Vinyl allowance, includes Kitchen & Bathrooms -Installed Price

*Hardwood, Ceramic tile or Laminate flooring available.

Kitchen Cabinetry:

Armstrong cabinets with Formica countertops come standard.

Corian or Granite countertops also available.

Allowance depends on size and style of home.

Bathroom Vanities :

Allowance on all Cabinets & Countertops

(Depending on the Size and Style of the Home)

Armstrong cabinets. Many styles to choose from.

Formica and solid surface countertops Available.
