



Clifton Park, N.Y.

Gold Package

STANDARD FEATURES

CONSTRUCTION

8'x8" poured concrete walls with steel rebar reinforcement

Perimeter foundation drainage system includes:

Perforated drainage tile inside and out

Asphalt coating on all exterior foundation wall surfaces

8" stone base below basement slab

2x6 exterior wall construction on heated areas

1/2" OSB waferboard sheathing on walls and roof

Air infiltration reducing house wrap on exterior heated walls

3/4" OSB T&G sub-flooring glued and nailed

Engineered truss joist (TJI) silent floor framing system proving exceptional strength and performance

R-19 (6" batts) wall and R-38 (12" batts) ceiling insulation

Basement R10 and flamespread 25 wrap

3,000 PSI basement and 4,000 PSI garage and exterior concrete floors

Two car garage as per plan

***Waterline hook-up to refrigerator**

Garage sheet rocked and one coat of tape finish

Steel insulated raised panel overhead garage door with **square trim surround and glass panel with automatic door opener**

GAF Timberline 30 year architectural roof shingles

Continuous roof ridge venting for full attic airflow

Maintenance free vinyl siding, aluminum fascia/vinyl soffit

Anderson Tilt-Wash low "E" vinyl clad windows with grilles and screens

Fiberglass insulated paintable (Smooth Star) front entry door with sidelites per plan

Weiser "Augusta" front door fashion brushed nickel handle set

Public water and sewer services

Underground utilities

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MECHANICAL SYSTEMS

50 gallon direct vent gas hot water heater
Amana 96 direct vent furnace with programmable thermostat (gas forced hot air)
Amana central air conditioning
CAT 5 pre-wiring for five (5) telephones and five (5) RG6 cable TV's
200 AMP electrical service (underground)
Smoke detectors – hard wired
Carbon monoxide detector
All bathrooms to have exterior exhaust venting

INTERIOR

Professional interior decorating consultant
9' high first floor ceilings as per plan
Masonite interior doors painted white
White semi-gloss paint on all woodwork and doors
Walls painted with antique white flat paint
Colonial style interior trim with 5" tall baseboards and 2¼" casing throughout
Wire closet shelving
Wall/wall ultra dense, stain resistant 10 year wear warranty carpet with 6 lb. pad
Oak tread staircase as per plan
Natural finish oak handrails with painted rail balusters as per plan
Glass French doors at study location as per plan
Crown molding in dining room
Oak hardwood in dining room, kitchen and kitchenette as per plan
Gas burning fireplace with tile surround, flush hearth and mantle molding
Tiled foyer, laundry room and baths (\$3.50 per square foot allowance)
Lighting package allowance \$1,900.00 for inside and outside

KITCHEN

Oak or maple raised panel 30" high wall cabinets with 36" staggered corner wall with crown molding
Dishwasher, range hood and range (**\$900 allowance**)
Stainless steel sink
Center island in kitchen as per plan
Corian countertops/custom built
Garbage disposal, switch operated feed
Mansfield fixtures with Delta faucet

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MASTER BATH

Ceramic tile flooring (\$3.50 per square foot allowance)

Soaking fiberglass tub as per plan

Framed shower glass door

One piece fiberglass tub/shower unit as per plan

Towel bar and paper holder in chrome

Mansfield fixtures with Delta faucet (chrome)

Mansfield toilet

Cultured marble vanity counter or custom fit laminate vanity counter with sink

Quality oak or **maple** vanity cabinet

Vanity mirror

MAIN BATH

Ceramic tile flooring (\$3.50 per square foot allowance)

One piece fiberglass tub/shower unit as per plan

Towel bar and paper holder in chrome

Mansfield fixtures with Delta faucet (chrome)

Mansfield toilet

Cultured marble vanity counter or custom fit laminate vanity counter with sink

Quality oak or **maple** vanity cabinet

Vanity mirror

HALF BATH - Per Plan

Ceramic tile flooring (\$3.50 per square foot allowance)

Towel bar and paper holder in chrome

Mansfield fixtures with Delta faucet (chrome)

Mansfield toilet

Pedestal sink

Vanity mirror

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LAUNDRY ROOM

Ceramic tile flooring (\$3.50 per square foot allowance)

Electric hook-up for washer and dryer

Wire shelf in laundry area

Vent hose for dryer hook-up

EXTERIOR

Professionally coordinated custom exterior color schemes

Two exterior electrical outlets

Front and rear exterior hose connections (frost free)

Full front porches and portico porch entrances as per plan

Asphalt paved driveway

Brick paver walkway from front door to driveway

Exterior shutters and **window mantels** on front where shown

White clad Anderson sliding door with screen as per plan

LANDSCAPING

Professional landscape planting package

Underground lawn irrigation system installed

Lamp post

Mailbox and post installed

Grass seeding of graded areas - hydroseed

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