



# North Plymouth Terrace

## STANDARD BUILDING SPECIFICATIONS

### FOUNDATION PLUMBING

- 12 course concrete block, steel re-enforced & insulated.
- Footing drains w/4" perforated plastic set in stone
- Greywall waterproofing w/ dimple wrap membrane.
- Submersible sump pump if needed, or gravity drained

### UTILITIES

- Underground electric & cable.
- Gutter downspouts tied into underground sewer.

### FRAMING

- 2" x 6" exterior walls.
- 2" x 10", 2" x 12", and open web truss floor joists.
- Stud and joints - kiln dried lumber 16" on center.
- Sub flooring: 19/32" tongue & groove Gold Edge or equiv. glued & nailed.
- Sheathing: 7/16" oriented strand board sidewalls & roof.
- 9 foot first floor ceilings.

### WINDOWS & DOORS

- Single hung or casement vinyl high performance, low E glass, screens with grids on all elevations.
- Basement windows: 2 course, vinyl sash, insulated glass w/ screens.
- Entrance doors, per plan, insulated steel w/ weather stripping
- Front door: 2 piece brass handle w/dead bolt.

### ROOF

- 30 yr, architectural self-sealing shingles, w/ 15 lb. asphalt saturated felt underlay.
- Roof vents and vented soffits.

### SIDING & GUTTERS

- Hardi Plank siding and trim
- House wrap under siding.
- 5" seamless alum. gutters w/baked enamel finish.

### HEATING, VENTILATION & AIR CONDITIONING

- Forced air. Hi-efficiency gas furnace.
- Central air conditioning
- Programmable thermostat
- Microwave/range exhaust vented out
- Dryer vent cap and pipe.
- Exhaust fans in all baths.

### PLUMBING

- Double bowl stainless steel kitchen sink.
- Water saver closets and bath faucets.
- Ayer 1 piece fiberglass bath tub and shower units.
- Water saver single lever faucets.
- Frost -free hose bibs in front and rear
- 50 gallon natural gas hot water tank
- 3/4" waterline to hot water tank/ 1/2" rest of house.
- Second floor laundry w/ washer & dryer hookups.
- Sanitary and storm sewers.

### DRIVEWAY, SIDEWALKS AND LOT

- Driveway: 21" x 10' concrete
- Fully graded hydro-seeded lawn.
- Landscaping per site plan.

### ELECTRICAL

- 150 amp - 30 circuit breaker panel box.
- Copper wiring (except 220 volt circuits).
- 220 volt circuit to dryer.
- 2 cable TV jacks.
- Direct wired smoke alarms per code
- Ground-fault interrupter outlets in bathroom, kitchen, garage and exterior.
- Arc fault interrupters per code.
- Duplex outlet in garage

### INSULATION

- Fiberglass: Ceiling: R-38, walls R-21, Basement walls R-11
- Two hour firewalls between units

### INTERIOR WALLS

- 1/2" drywall w/joints taped and finished.
- Walls and ceilings painted.

### INTERIOR DOORS

- 4 Panel hardboard-painted white.
- Kwicket brushed nickle lever handles.

### CABINETRY AND INTERIOR DETAIL

- Kitchen cabinets constructed from maple, vanities from birch.
- All baths w/ vanities and full width mirrors.
- Laminate countertops for base cabinets and vanities
- Interior colonial style trim, 5" base and 2 1/4" window and door casing-s-gloss white.
- Vinyl coated steel reinforced ventilated shelving.

### HANDRAILS & STAIRS

- Oak handrail stained. painted spindles.
- Main stairs - closed end tread wrapped with carpet.

### FLOORS

- Carpet: living rm " dining rm ., upper hall and bedrooms w/ 1/2" pad (\$17.50 per sq yd allowance)
- Ceramic tile in kitchen, bathrooms, powder rm and front and rear entrances.

### KITCHEN APPLIANCES

- Stainless Steel-dishwasher and exterior vented microwave.
- In-Sink-Erator garbage disposal.

### LIGHTING FIXTURES

- \$750 Allowance

### ADDITIONAL STANDARD FEATURES

- Rear courtyard with covered breezeway between house and garage.
- Heavy duty insulated overhead garage door.
- Garage door opener with 2 remotes.
- Garage passage door w/tempered glass
- Privacy fencing at rear courtyard.

### NEW HOME WARRANTY

- 6 Year Rochester Home Builders Assoc. and NY State standards written warranty.

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