



STANDARD FEATURES

FOUNDATION

12 course concrete block. insulated.
Greywall waterproofing

UTILITIES

Sanitary and storm sewers.

FRAMING

2" x 6" exterior walls.

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.

ROOF

30 yr. architectural self-sealing shingles w/15 lb. asphalt saturated felt underlay.

SIDING & GUTTERS

Maintenance free vinyl siding
5" seamless alum. Gutters w/baked enamel finish

PLUMBING

Frost-free hose bibs in front & rear.

ELECTRICAL

200 amp - 30 circuit breaker panel box.

INTERIOR WALLS

Kitchen and bathrooms ceilings finished flat. all other rooms textured.

CABINETS AND INTERIOR DETAIL

Kitchen cabinets and vanities manufactured by Aristokraft. allowance based on home size.

HANDRAILS & STAIRS

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

FLOORS

Vinyl flooring in kitchen , powder room, mud room and laundry room.
Carpet: dining rm., living/great rms .. office, upper hall and bedrooms w/ 1/2" pad. (\$17 per sq. yd. allowance)

KITCHEN APPLIANCES

Stainless steel dishwasher and self-vented microwave.
In-Sink-Erator garbage disposal .

LIGHTING FIXTURES

Allowance.(may vary depending on model)

HEATING. VENTILATION & AIR CONDITIONING

Forced air, Hi-efficiency natural gas furnace.

DRIVEWAY. SIDEWALKS AND LOT

Driveway: 17' wide binder coat blacktop.
Fully graded hydroseeded lawn.

NEW HOME WARRANTY

6 year Rochester Home Builders Association and New York State standards written warranty.