



Clifton Park, N.Y.

Platinum Package

STANDARD FEATURES

CONSTRUCTION

9'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 R11 and flamespread 25 wrap
3,000 PSI basement and 4,000 PSI garage and exterior concrete floors
Waterline hook-up to refrigerator
Two car garage as per plan
Garage sheet rocked and one coat of tape finish
Classica collection Carriage Style decorative garage door 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 Stainable (Fiber Classic) front entry door with sidelites per plan
Weiser "Augusta" front door fashion brushed nickel handle set
Public water and sewer services
Underground utilities

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.

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 with light

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 and ceilings painted with antique white flat paint
Colonial style interior trim with 5" tall baseboards and 3½" casing throughout
Wire closet shelving
Wall/wall ultra dense, stain resistant 10 year wear warranty carpet with 6 lb. pad plush feet
Oak tread staircase per plan
Natural finish oak handrails with painted rail balusters
Glass French doors at study location as per plan
Crown molding in dining room, formal living room and one story foyer areas as per plan
Oak hardwood floors in dining room, kitchen, foyer and lower hall floors, great room, dinette (as per plan), and den (as per plan)
Gas burning fireplace with marble surround, flush hearth and mantle molding
Chair rail and raised panel moldings in dining room per plan
Lighting allowance of \$2,400.00 for inside and outside

KITCHEN

Level 3- HOMECREST 36" high wall cabinets with (1) 42" corner wall staggered with crown molding
Whirlpool self cleaning electric smooth top range #WFE361-stainless steel
Whirlpool Space maker microwave (non-venting)over range-WMH1162-stainless steel
Whirlpool dishwasher #DU1015- stainless steel
Kohler sink and Kohler plumbing fixtures
Center island in kitchen as per plan
Granite countertops with tile backsplash(Granite to be chosen from Classic Collection or Group A)
Garbage disposal, switch operated feed

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.

MASTER BATH

Ceramic tile flooring (\$3.50 per square foot allowance)
Soaking fiberglass tub
Full tiles shower – including base and walls
Frameless glass shower door
Towel bar and paper holder in brushed nickel
Kohler plumbing fixtures (brushed nickel)
Kohler toilet
Cultured marble vanity counter or granite (classic collection) vanity counter
Level 3- HOMECREST 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 brushed nickel
Kohler plumbing fixtures (brushed nickel)
Kohler toilet
Cultured marble vanity counter or custom fit laminate vanity counter with sink
Level 3- HOMECREST vanity cabinet
Vanity mirror

HALF BATH - Per Plan

Ceramic tile flooring (\$3.50 per square foot allowance)
Towel bar and paper holder in brushed nickel
Kohler plumbing fixtures (brushed nickel)
Kohler toilet
Pedestal sink
Vanity mirror

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.

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

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.