



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 R10 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

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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 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 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**  
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**  
**\*Lighting allowance of \$2,400.00 for inside and outside**

## KITCHEN

**\*Oak, maple or cherry raised panel 36" high wall cabinets with 42" corner wall staggered with crown molding**  
Dishwasher, range hood and range (**\$1,200 allowance**)  
**\*Kohler sink and Kohler plumbing fixtures**  
Center island in kitchen as per plan  
**\*Granite countertops with tile backsplash**  
Garbage disposal, switch operated feed

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## 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 corian vanity counter**

Quality oak or **\*cherry** 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

Quality oak or **\*cherry** 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

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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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