



Standard Features

Building Exterior

12 course (8' high) block foundation walls in basement (13 crs option at walkout lots).

Exterior walls wrapped in heavy dimpled plastic waterproofing below grade.

3/4" T&G sub floor glued and nailed.

Thermal pane, low-E, vinyl double hung windows with screens.

Main entry door shall be painted insulated fiberglass with deadbolt.

Garage overhead door shall be Clopay insulated steel door with maintenance free

"Ultra Wood Grain Finish".

Vinyl horizontal lap siding, shakes and Stucco panels with Smart trim for custom detailing.

30 year architectural shingles.

Mechanicals

York gas forced air 96% two stage furnace and 13 SEER air conditioning unit.

Optional heat pump available to take advantage of Fairport electric.

Delta plumbing fixtures throughout.

52 gallon electric hot water tank.

\$900 electrical allowance in addition to Builder supplied fixtures.

Floor Covering

Ceramic tile to be provided on all bath floors, and master bath shower walls.

Carpeting to be provided in all bedrooms, great room and study.

Vinyl flooring provided in mudroom and laundry.

Hardwood shall be located in foyer, kitchen, and dining area.

Paint

Interior doors, trim and walls shall receive one primer coat and two finish coats.

Interior Trim

Main areas shall receive 3 ¼" painted casing and 7 ¼" painted base.

Cabinets and Counter Tops

Custom cabinets and vanities per Builder's design.

Appliances

Frigidaire appliance package to include: Slide in range, dishwasher, and vented microwave.

Fireplace

36" Majestic Gas fireplace

Mantle shall be the painted poplar with ceramic surround.

Landscape

4' wide concrete walk from driveway to front door.

Complete hydro seeding of all areas with front landscape design.

Homeowner's Association

Fee is \$178/month

Total grounds maintenance (lawns, plantings, etc.)

Trash removal for each home

Snow Plowing

Insurance for all common areas

Guidelines/controls to maintain continuity of design throughout the site.