



Standard Single Family Building Spec Sheet

Buyer: _____
Contact Phone # _____
Physical Address: _____
Legal Description: _____

Builder Signature: _____ Date: _____
Listing Licensee: _____ Date: _____
Buyer Signature: _____ Date: _____
Buyer Signature: _____ Date: _____
Selling Licensee: _____ Date: _____

Site Work

- All Clearing Necessary for House and Septic
- 60' driveway allowance w/ gas & electric extension \$54 per ft after 60' (Overages due prior to signing)
- 20' garage apron capped with 3/4 minus
- 2% Drainage Slope within 10' of Building**

**Landscaping, Lot Leveling and/or Topsoil are not included.*

***If lot allows.*

Foundation

- 16"x10" Concrete Footings
- Solid Poured Wall Foundation
- Sprayed On Damp Proofing

Exterior

- Vinyl Siding w/ Soffits 1 Color Body/1 Trim OR:
- T-111 on 3 sides w/ OSB Lap on Front 1 Color Body/1 Trim
- Vented Ridge Cap
- All Eaves and Valleys have Ice & Water Shield
- 30-Year Malarkey Highlander Laminated Roof Shingles

Energy Efficiency

- Five Star Standard w/ Five Star Plus Available
- Insulated Exterior Man and Garage Doors
- R-21 Insulation in crawlspace Perimeter & rim joist
- R-21 Insulation in Framed Exterior Walls
- R-50 Insulation Blown in Ceilings
- Premium, Argon Gas, Vinyl Windows and Screens

Well

- 120' Well depth allowance provided by builder. Also provided is water service from well to within 50' of house, line to house, pump and water test (As Per Lender).

**Buyer pays for all additional well expenses, including but not limited to: Softeners, Filters, Bladders, Sand Screens, Holding Tanks, Perforation, Additional Depth, Additional Distance.*

Septic

- Builder will provide a DEC approved septic as per bedroom count of house plan.

**Buyer pays for additional septic expense, Including but not limited to: Sand Liners, Mound System, Pressurized Systems, Curtain Drains and/or Lift Stations if required by engineers.*

Smarthome Features

- Ring door bell
- Ring Flood Light Motion Camera
- Garage Door Opener: Lift Master myQ Smart

Kitchen

- Basic Cabinet Layout on Floor Plan (Allowance TBD)
- Cabinet Selection as drawn Alder
- Waterline for Ice Maker
- Gas connection for Range
- Sink: Double Bowl Stainless with Sprayer, Chrome Faucets and Hardware. Standard undermount.
- Countertops: Granite with matching granite edging and back splash.

Interior

- Interior Walls drywall with Chamfer corners
- Interior Wall Finish: Hand textured or orange peel
- Custom Built-In Shelving in All closets
- Doors: SBS Paint Grade
- Door Hardware: Brushed Nickel
- Door and Base Trim: Builder's Custom Paint Grade
- Window Sills: Builder's Custom Paint Grade
- Gridded Windows available at request for free (front only)
- Front Door \$1,000 allowance

Bath

- White Fixtures: Sinks, Toilets, Tubs, Etc.
- Chrome Faucets and Hardware
- Fiberglass Tub/Shower Combination (Curtains and Enclosures not included)
- Master Bath Tub and Shower upgrade with tile (Plan Dependent)

Additional Plumbing

- 2 exterior hose bibs
- Gas dryer connection

Garage

- Exterior Fiberglass man door 3' Insulated 6 Panel
- 4 Ceramic Light Fixtures per bay
- Interior Sheet-rocked, Taped & Primed
- 8' Tall Garage Doors with one (1) opener

Electrical

- 200 amp Service
- White Toggle Switches and Outlets
- 1 Exterior Outlet per Man Door
- 12 LED Disc lights
- Telephone Outlets in Living Room, Kitchen, and bedrooms
- TV Outlets in Living Room and Bedrooms
- Smoke Detectors & CO Detectors as per code
- 1 Head Bolt Heater
- Ceiling fan/light combo pre wired in Living Room and Master Bedroom
- *All electrical to meet NEC Standards.