

“Economic Stimulus Package”

Standard Features

Quality Construction Features

- Full foundation with poured concrete walls under living space areas; concrete floor with perimeter channel; insulated and sheetrocked walls
- 2 x 6 exterior wall construction for maximum structural strength and insulation value
- 3/4” subfloor tongue and grooved, glued and nailed
- Ice and water shield on roof eaves and valleys of main house
- Washer and electric dryer hookups as per plan (gas dryer hookup available at extra cost)
- Fully sheetrocked 2-car garage with window, walls and ceilings finish taped and painted

Custom Exterior Features

- Therma-tru steel insulated front door
- Alside® vinyl siding, choice of siding and trim color from builder selection ; shutters as per plan
- CertainTeed® 30 year architectural shingles, choice of color from builder selection
- 2 frost-free exterior hose bibs
- 2 exterior electrical outlets
- Front yard lamp post with photo eye light sensor
- Fine graded and hydroseeded lawn
- Deluxe landscaping package, individually designed by professional landscaper, 20 shrubs
- Blacktop driveway over compacted rubble base
- Blacktop walkway from driveway to front step

Custom Interior Features

- No wax vinyl flooring in foyer, choice from builder selection
- No wax vinyl flooring in bathrooms, choice from builder selection
- No wax vinyl flooring in kitchen and breakfast room; hardwood flooring may be substituted (see flooring upgrades for pricing by model)
- Scotchguard® stain resistant carpet with 6 lb. pad in all carpeted areas, choice of color

Custom Interior Features (cont'd)

- Fully carpeted staircase with solid oak spindles and railings as per plan
- Six-panel Masonite interior doors, painted
- Walls and ceilings smooth finish, two coats of Sherwin-Williams® paint, milky white
- Interior trim painted, two coats of Sherwin-Williams® semi gloss paint, milky white
- Wire coated vinyl shelving in all closets, over washer and dryer and in pantry where applicable by plan

Kitchen Amenities

- Fully appointed kitchen designed by kitchen professional
- Choice of cabinetry from builder selection
- High quality Wilsonart® countertops
- Kohler® double bowl, stainless steel sink
- Kohler® faucet
- Recessed light above kitchen sink
- Overhead light in kitchen and breakfast area
- Kenmore® self-cleaning electric range (gas range available at an extra cost)
- Built-in Kenmore® microwave with light and fan
- Built-in Kenmore® dishwasher with *Energy Star* label

Bathroom Appointments

- Easy care fiberglass tub with shower in all full bathrooms
- Kohler® faucets
- Wood vanity with cultured marble tops in full baths, full width mirror over vanity
- Pedestal sink in half baths, mirror over sink
- Chrome towel bars, shower rods, and paper holder
- Exhaust fan in main and master baths, and half baths without window



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“Economic Stimulus Package” Standard Features

Energy Saving Features

- Single hung vinyl insulated, low-e windows with grids between glass, *Energy Star* label
- Screens on all windows
- Single sidelight entry
- Therma-tru steel insulated entry doors
- Energy efficient gas forced hot air furnace, *Energy Star* label
- 40 gallon gas hot water heater
- Water saving plumbing fixtures
- Vented ridge system on roof for continuous air flow
- R-19 insulation in walls, R-38 insulation in ceilings
- Quality exterior house wrap for reduced air infiltration

Electrical Features

- 150 amp service with breakers
- Upgraded coach light package on front of house and garage
- Outdoor lighting provided at each exterior door
- Interior lighting package custom designed per floorplan
- 2 telephone jacks, location to be chosen at electrical walk-through
- 2 cable outlets, location to be chosen at electrical walk-through
- Hardwired smoke alarms in all bedrooms and one on each floor, including basement
- Carbon monoxide detector
- Doorbell and chime

General Information

- Choice of lot, 1 acre or larger
- Underground utilities
- Ballston Spa school district
- Builder Limited Warranty



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