



Select Home Specifications

This is an example of our Select Home Features; these features will provide you with a solid, well built home, a home that is not loaded down with features you may not want. From this solid foundation you can add any additional features you may want to make your new home...*Uniquely Yours*.

Note: these features are only an example, our features change from time to time. Please contact us for the most current features available.

To see the additional features included in our Premier Features scroll down to pages 3 & 4.

MASONRY AND CONCRETE

- Footers – 3000# Concrete
- Basement – 11 Course 10" Block, Mortar Parge Coat
- Moisture Resisting – Asphalt Tar Coat
- Basement Windows – 2 Course Vinyl Insulated Per Print
- Basement Floor – 3½" 3000# Concrete Over 4" Crushed Stone with Perimeter Drainage Gutter
- Garage and Porch Floors – 4" 3500#, Steel Reinforced Concrete
- Garage and Porch Floors Sloped to Front for Drainage
- Garage and Porch Foundations – 8" Block
- Foundation Drain – Interior and Exterior 4" Plastic to Plastic Sump Crock
- Splash Blocks – Concrete at Downspouts
- Sidewalk – 24" x 36" x 1-1/2" Pre Cast Concrete Slabs or 6" Crushed Stone
- Beams & Posts – Steel Per Print
- Brick or Stone – Optional
- Fireplace – Optional

CARPENTRY

- Ceiling Heights
 - 8' 1st Floor
 - 8' 2nd Floor
- Exterior Walls – 2 x 6 Studs, 16" OC
- Interior Partitions and Unheated Walls – 2 x 4 Studs, 16" OC
- Single Bottom and Double Top Plates
- 2 x 10 Wood Floor Joist and Bridging Per Print
- 5/8" Advantec Floor Sheathing, Glued and Nailed
- 7/16" OSB Sidewall & Roof Sheathing
- Truss Roof System or Rafters Per Print
- High or Special Ceilings-Structural Volume Only Per Plan
- Basement Stairs – Closed Plank
- Exterior Stairs – Pressure Treated Per Code*

INSULATION – Kraft Vapor Barrier

- Sidewalls – R-19 Fiberglass Batt
- Ceilings – R-38 Fiberglass Batt and Blow
- Basement – R-11 Fiberglass Batt

ROOFING

- Elk 30 year Raised Profile Architectural Shingles
- 15# Felt Paper
- Ice and Water Shield Per Code
- Ridge Venting
- Drip & Rake Edge – Prefinished Aluminum

SIDING AND OVERHANGS

- Siding – Owens Corning Vytex "Nantucket" Dbl. 4" Vinyl
- Corners – Vinyl, Any Color, 3"
- Accessories, Fypons and Exterior Trim , Vinyl Per Front Elevation Only as Shown on Handout
- Typar or Rwrap House Wrap
- Vinyl Soffit with Aluminum Fascia – White
- Soffit Vents as Required
- Porch – Per Handout as Follows
 - Posts Flush – Primed Cedar Wrapped
 - Posts Turned – 4" Pressure Treated
 - Rails – Top and Bottom - 2"x4" Fir
 - Spindles – 2"x2" Fir
- Shutters – 14½" Rectangular, Arched Louvered Vinyl on Front Per Handout Location
- Gutters – Seamless Pre-finished 5" Aluminum
- Downspouts – Aluminum to Surface Splash Block

WINDOWS AND DOORS

- Windows – MW Classic. White Vinyl Insulated Single Hung
- Kitchen Sink Window – is a Casement
- Stacked, Radius or Transom Windows – Optional
- Bow or Bay Windows – Optional (2 SH windows will be installed where bay or bow is shown)
- Skylights - optional
- Glass Sliding Doors – Kolbe & Kolbe, White Vinyl Insulated Per Handout
- Screens – White Aluminum Frame with Fiberglass Screen
- Grills – White in Air Space on Front Per Handout
- Exterior Doors – Therma-Tru CS-210, Embossed
- Sidelites – Optional
- Fire Door – Paneled Steel with Self Closing Hinge
- Exterior Locksets – Schlage "Plymouth" Knobs, Brass Finish
- OH Door – CHI 2255/4255 Pre-Painted Steel, White, Width is Per Plan, 7' height. Glass is Optional
- Service Doors – Optional

INTERIOR TRIM

- Baseboard – 3" MDF – Colonial
- Casing – 2¼" MDF – Colonial
- Interior Doors – 6 Panel Jeldwen, Finger Joint Pine Jambs
- Interior Knobsets – Schlage "Plymouth" Knobs Bright Brass
- Closet and Room Entry Openings – Wrapped Drywall
- Shelving – Epoxy Coated Wire Shelving, One (1) Per Closet and Over Washer and Dryer, 5 per Pantry and Linen Closet.
- Stair Railing – Ideal 6010 Oak Post-to-Post Handrail with Primed Pine 5015 Balusters. Newell Post is Oak 4040BT Installed over Pine Stair Cap.
- Stairs – Closed Particle Board Tread and Riser with Yellow Pine Stringer
- Interior Columns - if Shown on Plan, Square Drywalled

*Grades requiring over two (2) risers will have barricaded openings unless otherwise quoted.

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INTERIOR TRIM (cont'd)

- Cabinets, Vanities and Counter Tops – Kemper Buyline Danbury Oak w/30" uppers. Post Formed Mica Tops. \$2.50 Drawer and Door Hardware
- Kitchen Soffits – Optional

FINISHES

- Drywall House – ½", Glued and Nailed with Stippled Ceilings
- Drywall Garage – Per Code with 1 Coat of Tape
- Paint Interior – Sherwin Williams ProMar 200, One (1) Color Off-White (dark or bright colors may require extra coats at an extra cost)
 - Interior Trim – Latex White Semi-Gloss
 - Walls – Latex, Flat Finish
 - Walls – Kitchen and Baths, Latex Eggshell
 - Doors – Latex White Semi-gloss
 - Garage – None
- Paint Exterior – Sherwin Williams A-100, One (1) Color
 - Exterior Doors – Latex Semi-gloss
 - OH Door – Factory Prepainted White
 - Exterior Trim – Latex Semi-Gloss
- Carpeting – "Carnegie" with 5.5# pad. One Color Throughout
- Linoleum – Foyers, Kitchen, Laundry and Baths "Initiator" by Armstrong. Installed over ¼" Luan, One Color Throughout
- Mirrors – Plate Glass, Wall Mounted, 30" High by 2" Less than Vanity in Width
- Bath Accessories – Towel Bar and Surface Mount Tissue Holder in Baths, Chrome Finish

ELECTRICAL

- All Wiring per NY State Electrical Code
- 200 amp Service – Feed and Disconnect
- Smoke Detectors – Each Bedroom, Bedroom Hallway, First Floor and Basement, All Interconnected
- Carbon Monoxide Detector (1) - Hardwired
- Plugs and Switches – Standard Switch and Duplex Plug
- Wall Plates – White Plastic
- Dryer and Range Receptacle – 220 Volt. (1) Each
- Door Chimes – Front Door Button
- Outside Plug on GFI (1)
- Exhaust Fan in All Bathrooms– Nutone 50 CFM 2.5 Sones
- Garage – (1) Duplex Outlet, Porcelain Fixture and OH door Circuit
- Basement – (1) Duplex Outlet and 3 Porcelain Fixtures
- Exterior Lights – Per Code
- Telephone – 2 Outlets, Exterior Service and Connection by Utility
- Cable TV – 2 Outlets, Exterior Service and Connection by Utility
- Microwave Circuit
- Light Fixtures - \$750.00 Allowance (Allowance Includes Range Hood, Bell Button and Chime)

HEATING AND GAS LINES

- Gas Forced Air Heat – Rheem Criterion II or Equal, 80% Efficiency Top Vent
- Honeywell T8112 Night Set Back Thermostat or Equal
- Flue – Metal
- Individual Cold Air Return
- Registers – Floor Mounted, Brown or White
- Dryer Vent
- Range Hood – Non Vented
- Gas Lines – to Furnace and Hot Water Heater

PLUMBING

- Supply – PEX ¾" Supply and ½" Branches
- Waste – Schedule 40 Plastic
- Whirlpool, Soaking and Platform Tubs Per Handout are Optional, One Piece Fiberglass Tub 60"x32" or Equal is Included
- Plumbing Fixtures
 - Lav Sinks - Toto 20x17 (LT501.4) White
 - Toilets - Toto Caruso (CST715) with Round Wood Seat
 - Lav Faucets
 - Moen- Chrome. See Sales Associate for Model
 - Kitchen Sink
 - Silvercast 33"x22" (SDB3322) Stainless Steel 6.5" Deep
 - Kitchen Faucet
 - Moen- Chrome with side spray. See Sales Associate for Model
 - Shower(s)- Crane/Hamilton - White
 - Fiberglass 36", 42" or 48" Per Handout - Neo-Angle Shower(s) - are Optional (a standard Fiberglass unit is included where Neo-Angle shower is shown)
 - Bath Tubs – Crane/Hamilton – White 60"x32"
 - Main and Master Bath – One Piece Fiberglass Unit
 - Bath Tub & Shower Faucets
 - Tub– Moen- Chrome. See Sales Associate for Model
 - Shower(s) Moen – Chrome. See Sales Associate for Model
 - Hot Water Heater – Gas 40 Gallon AO Smith (or equal) Top Vent
 - Hose Bib – One Outside Anti-Freeze, Anti-siphon
 - Shut Offs at Each Sink
 - Sump Pump – Liberty PVC Upright with Check Valve
 - Dishwasher Hook Up
 - Laundry hookup- Gray Box or Laundry Tray as Shown on Handout, Freestanding (Mustee 19 FK). Drop in (Mustee 10K)
 - Shower Curtain Rod – All Tubs and Showers
 - Shower Doors – Chrome Frame with Obscure Glass on Optional Neo-Angle Showers Only

OTHER

- RWC 6 Year Select Warranty
- 4 Hours of Plan Changes

Continue scrolling down to see the additional features included in our Premier Features.



Premier Package

If you decide to start with our Premier Features you will receive everything included in our Select Home features plus the additional Premier Features detailed below.

Note: These features are an example, our features change from time to time. Please contact us for the most current features available.

MASONRY AND CONCRETE

- Garage and Porch Floors – 4” 4000# Fiber Mesh Concrete
- Fireplace - Majestic 36 LDV Direct Vent Gas
Exterior Chase is Wood Frame with Siding
Facing & Hearth – Ceramic Tile- \$3.00 Material Allowance
Mantle & Wood Surround – Warwick- painted

CARPENTRY

- Ceiling Heights
8’ or 9’ 1st Floor Per Quote & Plan
8’ 2nd Floor
- Volume & Cathedral Ceilings Per Print - Tray, Stepped, Coffered, or other raised ceilings are optional

INSULATION

- Airtight Foam Package

SIDING AND OVERHANGS

- Corners – 3” Vinyl, Special Corners Per Plan Front Only
- Accessories, Fypons, and Exterior Trim – Maintenance Free when possible, Per Plan Front Only
- Exterior Trim – Vinyl, Cedar or Smart Trim, Plan Front Only
- Tyvek House Wrap

WINDOWS AND DOORS

- Windows – MW Classics. White Vinyl Low-E Double Hung
- Walls between 10’ & 14’ Will Have a Transom Over Each Window. Walls Over 14’ Will Have a Double Hung Over Each Window and a Picture Unit Over Fireplace.
- Stacked, Radius or Transom Windows – Front Per Handout
- Front Door – Therma-Tru Fiberglass Smooth Star Series S210
- Service and Other Exterior Doors – Therma-Tru Construction Series, CS210
- Sidelites – Smooth Star S263SL with ½ -View Insulated Glass
- OH Door – CHI 2251/4251 Pre-Painted Insulated Steel, width is Per Plan, 7’ Height, White. Glass is Optional

INTERIOR TRIM

- Cabinets, Vanities & Counter Tops - Kemper Buyline Manchester Maple w/30” uppers. Custom Mica Tops. \$3.00 drawer and Door Hardware
- Interior Columns- Square or Round Per Print

FINISHES

- Paint Interior – Sherwin Williams ProMar 200, Choice of 3 Colors. (Bright/dark colors may require extra coats at an extra cost)
Interior Trim – Latex White Semi-gloss
Walls – Latex, Flat Finish
Walls – Kitchen and Baths, Latex Eggshell
Doors – Latex Semi Gloss
Garage – None
- Paint Exterior – Sherwin Williams A-100, Choice of 2 Colors
Exterior Doors – Latex, Semi-Gloss
OH Door – Factory Pre-painted White
Exterior Trim – Latex Semi-Gloss
- Carpeting – “Carnegie” with 6# pad. Choice of 2 Colors
- Berber Carpet – “Amelia Island” in Living Room/Family Room OR Great Room
- Linoleum –Rear Entry Areas and Laundry Armstrong “Strata Max” installed over ¼” Luan. Choice of 2 Colors
- Ceramic or Hardwood: Kitchen, Dinette, Front Foyer, Master Bath, Main Bath, and Powder Room, Material Allowances: Ceramic \$3.00, HW \$4.00
- Bath Accessories – Towel Bars and Surface Mount Tissue Holder in Baths, \$200 Allowance.

ELECTRICAL

- Smoke Detectors – Each Bedroom, Bedroom Hallway, First Floor, Basement, and Garage all Interconnected
- Outside Plug on GFI (2)
- Exterior Lights – Per Code
- Closet Light – All Bedrooms
- Telephone – 4 Outlets, Exterior Service and Connection by Utility
- Cable TV – 4 Outlets, Exterior Service and Connection by Utility
- Light Fixtures – \$1,000 Allowance (Allowance Includes Range Hood, Bell Button and Chime)

HEATING AND GAS LINES

- Gas Forced Air Heat – 90% Efficiency Power Vent or Greater
- Starter Package for Future A/C, includes Coil
- Flue – Low Temperature Side Discharge - Plastic
- Range Hood – Venting for Range Hood or Microwave
- Gas Lines – to Furnace, Hot Water Heater and Fireplace

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PLUMBING

Plumbing Fixtures

- Kitchen Sink
 - Silvercast 33"x22" (MCS3322) Stainless Steel 8" Deep
- Shower(s)- Crane/Hamilton - White
 - Fiberglass 36", 42", 48" or 60" Per Handout
 - Neo-Angle Shower(s) - 38" Fiberglass Per Handout with a Chrome/Obscure Glass Shower Door.
- Soaking Tub(s) if on Plan. White. (Whirlpools are Optional)
 - Alcove Tub: 5' Slide-in Between Walls with Skirt – White, 60x32 Jacuzzi Cetra. Ceramic is Optional
 - Platform Tub (rectangular): 5' – White, 60x36 Crane Radcliff. Ceramic Deck & One Course on the Wall
 - Platform Tub: 6' – White, 72x36 Jacuzzi Amiga or Crane Radcliff. Ceramic Deck & One Course on the Wall.
 - Corner Platform Tub: White, 60x60 Jacuzzi Tara or Crane Dimensions. Ceramic Deck & One Course on the Wall.
- Bath Tub & Shower Faucets – Pressure Balanced
 - Tub & Alcove Tub – Moen- Chrome. See Sales Associate for Details
 - Platform Tubs - Moen Roman-Chrome. See Sales Associate for Details.
 - Shower(s) Moen – Chrome. See Sales Associate for Details.
- Hot Water Heater – Gas 40-Gallon AO Smith or Equal, Power Side Vent High Efficiency
- Hose Bib – 2 Outside Anti-Freeze, Anti Siphon
- Sump Pump – Zoeller Submersible with Check Valve,
- Ice Maker Line
- Shower Doors on Optional Neo-Angle Showers Only
Chrome Frame W/ Obscure Glass

OTHER

- 1 Battery Back-Up Smoke Detector In Bedroom Hallway
- 2 Fire Extinguishers Installed for Added Safety