



STANDARD FEATURES

Graywood
Custom Homes

585-738-8889

www.graywoodcustomhomes.com

FOUNDATION PLUMBING

- 12 course concrete block, steel re-enforced & insulated
- Footing drains w/4" perforated plastic set in stone
- Basement water proofing
- Submersible sump pump

UTILITIES

- Underground electric & cable.
- Gutter downspouts with splash block

FRAMING

- 2 x 4, 2 x 6 exterior walls per plan
- 2" x 10", 2" x 12", per plan floor joists
- Stud and joints - kiln dried lumber 16" on center
- Sub flooring: 19/32" tongue & groove, glued & nailed
- Sheathing: 7/16" oriented stand board sidewalls & roof
- 9 foot first floor ceilings

WINDOWS & DOORS

- Double hung- Silverline by Anderson
- Basement windows: 2 course, vinyl sash, insulated glass w/ screens
- Basement egress window or walkout
- Entrance doors with weather stripping
- Front door: 2 piece handle w/dead bolt

ROOF

- 30 yr, architectural self-sealing shingles, w/ 15 lb. asphalt saturated felt underlay
- Roof vents and vented soffits

SIDING & GUTTERS

- Vinyl siding
- House wrap under siding
- 5" seamless alum. gutters w/baked enamel finish

HEATING, VENTILATION & AIR CONDITIONING

- Forced air. Hi-efficiency gas furnace
- Central air conditioning
- Programmable thermostat
- Dryer vent cap and pipe
- Exhaust fans in all baths

PLUMBING

- Double bowl stainless steel kitchen sink
- Water saver closets and bath faucets
- 1 piece fiberglass bath tub and shower units
- Water saver single lever faucets
- Frost -free hose bibs in front and rear
- 50 gallon electric hot water tank
- Laundry with washer & dryer hookups
- Sanitary and storm sewers

SIDEWALKS AND LOT

- Driveway: Asphalt
- Fully graded hydro-seeded lawn
- Landscaping per site plan/\$1,500 Allowance

ELECTRICAL

- 200 amp - 30 circuit breaker panel box
- Copper wiring (except 220 volt circuits)
- 220 volt circuit to dryer
- 2 cable TV jacks
- Direct wired smoke alarms per code
- Ground-fault interrupter outlets in bathroom, kitchen, garage and exterior
- Arc fault interrupters per code
- (2) Duplex outlets in garage

INTERIOR WALLS

- 1/2" drywall w/joints taped and finished
- Walls painted

INTERIOR DOORS

- 4 Panel hardboard-painted white
- Brushed nickel lever handles

CABINETS AND INTERIOR DETAIL

- Kitchen cabinets with dovetail drawers
- All baths w/ vanities and full width mirrors
- Laminate countertops for base cabinets and vanities
- Interior colonial style trim, 4.25" base and 2.5" window and door casing-s-gloss white
- Vinyl coated steel reinforced ventilated shelving

HANDRAILS & STAIRS

- Oak handrail stained, painted spindles
- Main stairs - closed end tread wrapped with carpet

FLOORS

- Carpet: upper hall and bedrooms w/ 1/2" pad (\$17.50 per SQ YD Allowance)
- Engineered Flooring in Main Living Area

KITCHEN APPLIANCES

- Stainless Steel-dishwasher
- Exterior vented microwave and range (\$1,000 allowance)
- Garbage Disposal

LIGHTING FIXTURES

- \$750 Allowance

ADDITIONAL STANDARD FEATURES

- Heavy duty insulated overhead garage door
- Garage door opener with 2 remotes
- Garage passage door
- Gas Fireplace

NEW HOME WARRANTY

- Rochester Home Builders Assoc. and NY State standards written warranty