



STANDARD FEATURES

Graywood
Homes

585-738-8889

www.graywoodhomes.com

FOUNDATION

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

UTILITIES

- Underground electric

FRAMING

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

WINDOWS & DOORS

- Double hung vinyl windows- Low E3 glazing w/ Argon Gas w/ full insect screens
- Insulated fiberglass entrance door with weather stripping
- Basement window, Egress Window OR walkout – per individual plan
- Fire-rated steel garage to house entry door

SIDING, ROOF & GUTTERS

- Light Vinyl siding
- House wrap under siding
- 5" seamless aluminum gutters with baked enamel finish and downspouts
- Full vent white vinyl soffits at eaves and solid white vinyl soffits at gables
- Ice and water shield at house eaves and valleys, per NYS building codes
- Ridge vents and gutter downspouts with splash block
- Porch posts and dropped porch headers wrapped in primed trim- where applicable per plan
- One coat latex exterior white paint on primed trim
- 30 year architectural self-sealing shingles, with 15lb asphalt saturated felt underlay

HEATING & VENTILATION

- 2x4 OR 2x6 R15-R21 wall insulation with vapor barrier
- R49-R56 blown fiberglass ceiling insulation- per plan
- 92% High Efficiency natural gas forced air furnace with programmable thermostat
- 50- Gallon electric hot water tank
- Exhaust fans in all bathrooms
- Stove range vented to the exterior

SITE DETAILS

- Driveway: Crushed stone, 2" binder
- 1 tree per lot. 2 trees on corner lots
- Fully graded hydro-seed lawn
- \$1,500 landscaping allowance- per plan if client does their own
- Precast concrete walkway pavers from driveway to front entry

PLUMBING

- Single or double bowl stainless steel kitchen sink
- Kohler fixtures in polished chrome finish throughout
- Anti-scald valves at tubs/showers
- Mansfield water saver closets and bath faucets
- Frost free hose bibs in front and rear
- White fiberglass 1 piece tub/shower unit with curtain rod in main bathroom- per plan
- White fiberglass shower with curtain rod in master bathroom- per plan
- Stand pipe, and dryer vent pipe- per plan
- Sanitary and storm sewers
- Pex supply line from water meter

ELECTRICAL

- 200 amp – Breaker panel box
- Two exterior outlets on GFI circuit
- Two interior garage wall outlet- per plan
- Exterior lights at each exterior door- per code
- House service wired per code
- 220 voltage range and dryer outlets
- Doorbell chime & one button at front entry door
- 1 combo carbon monoxide/smoke detector per level hard wired w/ battery backup
- One smoke detector in each bedroom hard wired with battery backup
- White toggle switches, duplex outlets, and faceplates
- Switched outlets per builder's standard locations
- Switched outlet in bedrooms per builder's standard locations
- Switched wall light located above each bathroom mirror
- All bathroom exhaust fans vented to outside
- Outlet(s) located at each bathroom vanity on GFI circuit – per plan
- Arc fault interrupters per code
- Ground-fault interrupter outlet to code

INTERIOR DETAILS

- 1/2" drywall taped and finished
- Walls painted with flat finish - builder gray
- Casing and baseboards painted semi-gloss finish
- Wood trim windows casing
- 2 panel fiber interior doors painted to match interior trim
- Bronze lever door handles
- Second Floor Handrail to match LVP Flooring
- Main stairs- closed end tread wrapped with carpet
- Vinyl coated steel reinforced shelving in all closets- per plan
- Full width mirrors with all vanities

LIGHTING

- 4 Can lights in kitchen
- \$750 Allowance client buys their own lighting fixture and bulbs



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APPLIANCES

- Garbage disposal
- \$1,000 Appliance allowance client buys their own

FLOORING

- Carpet: family room, office, stairs, upper hall, bedrooms and bonus room (if plan has bonus room) with 1/2" pad (\$17.50 per SQ YD Allowance) – Builder's standard selections – per plan
- Sheet Linoleum in Bathrooms and Laundry - Builder's standard selections – per plan
- Luxury Vinyl Plank Family Room, Kitchen, Dining, Foyer, and 1st floor Halls

CABINETRY

- 36" cabinets with recessed panel from Builder's standard selections – per plan
- Handles on all cabinets – Builder's standard selections
- 2cm Quartz kitchen countertops from Builder's standard selections – per plan
- Recessed panel bathroom vanities from Builder's standard selections - sized per plan. 2cm Quartz Countertops
- Pedestal sink in downstairs powder room

GARAGE

- 16'x7' heavy duty insulated overhead garage door

NEW HOME WARRANTY

- Rochester Home Builders Association and NY State standards written warranty

The house design will be built garage right or garage left as determined by the Town Approved grading plans.

All selections and materials are subject to availability and plan variations. Please note construction follows plans and specifications as on file at Graywood offices. Illustrations and floor plans are conceptualizations of typical homes and do not necessarily represent final plans, designs, and elevations. Changes will be made from time to time at the Builder's discretion without notice.

As the Purchaser(s) we have reviewed and approve of these specifications

Purchaser Signature

Date _____

Purchaser Signature

Date _____