



VILLAGE PINE SEC 1 - VILLAGE OF SPENCERPORT

STANDARD SPECIFICATIONS

Structural Features:

- 2"x6" exterior wall construction
- 2"x4" interior wall construction
- 7/16" OSB sheathing for sidewalks
- 7/16" OSB sheathing for roof
- T&G sub-flooring

Exterior Features:

- Premium Vinyl siding
- CertainTeed roof shingles
- Ice and water shield system
- Insulated exterior doors
- Metal panel garage door as per plan
- Seamless aluminum rain gutters
- Roof ventilation system
- Basement - Cast in place 8 ft height
- Basement drain tile / Form A Drain System
- Basement waterproofing - DMX-A6 - 30 yr limited warranty

Interior Features:

- Interior walls 1/2" gypsum wallboard screwed and glued
- Flat ceiling - main areas / bathrooms per plan
- Interior doors 2 panel
- Wood stair rails
- Interior trim - MDF Painted
- Custom wire shelving as per plan

Heating & Insulation:

- 96% energy efficient gas forced air furnace With A/C and programmable thermostat
- Energy Star rated vinyl windows
- Insulation package to meet NYS energy 2026 code
- Air filtration house wrap
- Air tape all window / door seams
- Spray foam and caulk package
- Automated fire suppression system

Flooring:

- LVP / LVT main house and wet areas
- All other areas wall-to-wall carpet

Kitchen, Bath & Plumbing Features:

- 40 gallon electric water heater
- Quartz kitchen countertops
- Premium kitchen / baths allowance - 4% of contract price
- American Standard bath fixtures
- Bath hardware package per plan
- Delta or Moen faucets
- Two exterior hose bibs
- Bath exhaust fans per plan

Electrical:

- Recess lighting allowance (10 per plan)
- 200 amp service, circuit breakers
- 220 line to dryer and range or gas line
- 110 copper wiring
- Exterior waterproof outlet
- Smoke detectors
- CO detectors
- 2 phone outlets
- 2 cable TV outlets / 2 internet
- Electrical fixtures provided by buyer

Landscaping Lot Features:

- 2 car width binder driveway as per site plan
- Sidewalk to front entry
- Machine graded lot with topsoil provided on site
- Street tree provided in each lot

Public Utilities:

- Underground gas, electric, internet
- Street lights, sanitary sewers, storm sewers
- Refuse pickup