

Standard Features

EXTERIOR

- GAF Lifetime Ltd Architectural Shingle - Select Color
- Eave and Valley - Ice & Water guard protection
- Woodsman Select TM Natural Cedar Woodgrain textured vinyl siding in a spectrum of colors
- White Frieze boards and soffits, per plan
- 10" HB&G Front porch posts (per plan) with 9' first floor ceiling height
- Exterior "Accents" Vinyl Shakes included on front elevation gables
- Mid-America vinyl shutters - louvered and raised panel profiles
- Continuous Ridge and soffit ventilation system
- Exterior Lighting and Lamp post
- Brick and Stone Elevation Option available

WINDOWS/DOORS

- Simonton Profinish Series single hung windows
- Features a streamlined beveled exterior. Tilting feature for easy washing
- Simonton High Performance Low E Energy Star sliding glass door
- Therma-Tru Fiberglass - Energy Star Entry Door system (5 designs available)
- Therma-Tru Fiberglass Sidelights-per plan (3 designs available)
- Design House - Coventry front entry door lockset in 3 finishes
- CHI Insulated Overhead Garage Door - 2 Panel designs
- Chamberlain, Access Master Overhead Door Opener with 2 remotes

OUTDOORS

- Landscape Package designed by installer
- Professionally graded, seeded and landscaped for disturbed areas
- Concrete sidewalk from front entry door to driveway
- Hydroseed lawn front yard & approx. 25' off sides and back
- Paved blacktop driveway- 17' wide to road with standard front setback
- (2) Frost free exterior hose bibs

MECHANICAL /ENERGY EFFICIENCY

- Amana Distinction Series Gas Furnace / WB-2 Humidifier
- Amana Distinctions Series 13 Seer Central Air System
- Lennox - Merit Series Zero Clearance Gas Fireplace
- 50 Gallon Power Vent Hot Water Heater
- Programmable set-back thermostat
- R-21 Sidewall Insulation
- R-48 Ceiling Insulation R-38 Batt with R-10 Blown in sealing all penetrations within the ceiling envelope.
- R-11 Foundation Insulation with 2 x 4 framed exterior wall floor to ceiling. Making it easier for future expansion
- Water saving plumbing fixtures and pressure balancing shower valves.
- Sealed duct joints reduce air leakage and distribute air evenly promoting performance and efficiency
- Energy Star Certified Windows
- Raised Heel Energy truss for maximum energy efficiency

ADVANCED CONSTRUCTION

- 2 x 6 Exterior Walls with OSB Sheathing - 7/16" Walls and 1/2 Roofs
- Wind Barrier Exterior House Wrap (Reduces Air Infiltration)
- Foundation Drainage System
- Asphalt sealant on Exterior Foundation walls
- Interior and Exterior Footing Drain
- Sump Pit in basement
- Saw cut expansion joints
- Full Basement - 8' +/- Foundation Walls are standard
- 2 x 6 Exterior wall construction
- Attic Space hatch - location per plan
- Moisture resistant sheetrock in Baths
- Interior wall sheetrock - Glued and screwed
- Micro Lambs or steel supports under major load bearing points

LOT PREMIUMS

Location, Location, Location. There is a reason you want one particular lot! Premium lots can be larger in square footage, walk out capabilities, open space privacy. These lots are the more desirable lots within the site. Premium Lots will more than likely re-sell in the future easier and at a premium.

LONE PINE ESTATES COMMUNITY

- Guilderland Central School District
- Natural Gas
- Public Water and Sewer

BORDEAU BUILDERS - BUILDING PROCESS

- Lot Walk with Project Manager
- Pre-Construction and Design meetings
- Electrical Walk Through with electricians and site foreman
- Progress meetings with Site foreman
- Final Home Walk through
- NYS Limited Warranty - Home Buyers 2-10 Warranty

HOME DESIGN

- Kitchen and Bath consultation with Homecrest cabinetry representative
- Design Center meetings
- Selection Meetings w/ suppliers - Central Plumbing
- Schenectady Floorcovering, Best Tile, Schenectady Hardware and Electric
- Closet Shelving consultation with Clifton Park Glass
- Appliance selections with John D. Marcella Appliances

Bordeau Builders, Inc. Reserves The Right To Add, Delete, Change Or Alter Materials And Specifications, Features, Designs And Pricing Without Notice - 7/1/20

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HOMESTEAD
FUNDING CORP.®

Home Financing That Moves You

8 Airline Drive, Albany, NY 12205 • 518.464.1100 Ext. 764
Licensed Mortgage Banker • NYS Dept. of Financial Services
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Standard Features

INTERIOR

- Nine foot ceilings on first floor
- Oak hand rails & balusters, per plan - in white or natural
- Colonial style 5 1/2" MDF first floor baseboard
- Colonial style 2 1/2" window & door casing
- Colonial Style 3 1/4" Baseboard on 2nd floor
- Base shoe molding for hard surface flooring areas
- Smooth finish walls and ceilings
- Sherwin Williams Dover White Flat walls + ceilings
- Sherwin Williams Semi Glass doors and trim
- Sherwin William Gloss White on Exterior
- Garages interior taped with one coat tape
- Basement stairwell taped with one coat
- JELD-WEN 6 and 2 panel interior doors
- Interior hinges available in 3 Finishes
- Design House Interior Locksets - 4 Styles, 3 Finishes
- Single Row ventilated shelving systems in all closets

KITCHEN

- Personal Kitchen design consultation
- 36" Homecrest Cabinetry - 3 door styles in Maple, Oak or Hickory with small crown molding, Dove tail drawers and soft close hardware
- Cabinet hardware (selected knobs styles and finished available)
- Classic Series Granite Tops with pencil edge detail - (3- color choices)
- IPT Stainless Steel Undermount Sink (6 Choices)
- Delta Leland 1-One handle faucet in Chrome
- Recessed Light at Kitchen Sink
- Ice/Water connection valve for refrigerator
- Badger - 1/2 hp Garbage Disposal
- Whirlpool Stainless Steel Package - Energy Star
 - Whirlpool Electric Smooth Top Range - WFE5105-AS-SS
 - Whirlpool Dishwasher - WDF310PAAS-SS
 - Whirlpool Microwave re-circulating hood - WMH31017ASS
- Washer, Dryer & Refrigerator are excluded.

FLOORING

- Luxury Plank Flooring
- Somerset 2 1/4" Oak
 - Kitchen/Breakfast, Dining Room and Foyer
- Ceramic Tile - Builders Selections \$4 psf
 - Main, Master and Powder Room
- Carpeting-Mohawk by Aladdin with 6lb padding
 - All Bedrooms, closets, hallway and stairs
- Vinyl Floors - Armstrong Level 1 flooring in Mudroom/Laundry

MASTER BATH

- Homecrest Cabinetry - Laurel or Arbor door style in Maple, Oak or Hickory
- Busch Bath Granites with white undermount sink - 3 Colors in standard vanity sizes of 2',3',4',5' & 6'
- Delta Classic Single handle Lav Faucet - Chrome Finish
- Clarion Bathware Fiberglass Tub/Shower units - size per plan
- Kohler Wellworth Round White Toilet
- Contemporary bath accessories in Chrome
- Flush Mount wall mirror
- Delta Classic Chrome Shower head and valve

MAIN BATH

- Homecrest Cabinetry - Laurel or Arbor door style in Maple, Oak or Hickory
- Busch Bath Granites w/ white undermount sink - 3 Colors
- Delta Classic Single handle Lav Faucet - Chrome Finish
- Clarion Bathware Fiberglass Tub/Shower units - size per plan
- Kohler Wellworth Round White Toilet
- Contemporary bath accessories in Chrome
- Flush Mount wall mirror
- Delta Classic Chrome Shower head and valve

POWDER ROOM

- Mansfield White Pedestal Sink
- Kohler Wellworth Round White Toilet
- Delta Classic Single handle Lav Faucet - Chrome Finish
- Flush Mount wall mirror
- Contemporary bath accessories in Chrome

LIGHTING AND ELECTRICAL

- Interior lighting fixture Allowance equivalent to .65 psf
- (1) Front yard lamppost
- Coach lights per plan, per code. Fixtures to be purchased with allowance
- Switch outlets in all bedrooms, family rooms, living rooms
- (5) CAT 5 telephone outlets & (5) RG 6 cable outlets
- Door bell with chime
- (2) outdoor GFI outlets
- Washer & Dryer connection per plan
- Dryer box connection
- Smoke & Carbon Monoxide detectors per code and per home design
- 200 Amp electrical service
- 100% compact fluorescent light bulbs (saving you over \$300 yearly in Energy costs. Excludes candelabra & specialty bulbs. Does not apply for client supplied fixtures.

Plans show optional features. Such as, Cathedral, Tray & Vaulted Ceilings, Stone, Metal Roofing, etc. These are not standard specifications & will be charged accordingly.

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