

FALCONS NEST

PRESENTED BY: POLIDORI & FERRI CUSTOM HOMES, INC.

"With every home we build, we build our reputation."

Miscellaneous Services

- ❖ Pre-construction meeting with Builder
- ❖ Progress meetings with Builder
- ❖ Professional cleaning prior to closing
- ❖ All construction will meet or exceed NYS Construction codes, NYS Energy conservation codes and all county & town ordinances
- ❖ Rochester Home Builders warranty
- ❖ NYS warranty six years

Foundation

- ❖ 12 Course basement with 12" block
- ❖ Perimeter basement drain tile with crock and sump pump (gravity if possible)
- ❖ Damp proofed basement walls
- ❖ Easy open/close basement vinyl windows with screens
- ❖ Exterior walls insulated R-11
- ❖ Garage floor reinforced with rebar and wire mesh
- ❖ Saw cut basement and garage concrete floors to minimize cracking

Framing

- ❖ 9' ceiling height on first floor
- ❖ 2 x 6 on 16" centers hem-fir exterior wall framing
- ❖ 2x4 hem- fir interior wall framing
- ❖ 5/8" Advantec subfloor nailed and glued. 50 year warranty
- ❖ Huber or Grant brand 7/16 O.S.B. roof & sidewall sheathing
- ❖ Insulation R-19 walls and R-38 ceilings
- ❖ Garage overhead insulated pinch proof door with opener
- ❖ Entire garage drywalled and painted for a finished look

Roof & Siding

- ❖ 30 year architectural asphalt shingle roof. Choice of color
- ❖ Exterior walls wrapped in Tyvex paper
- ❖ Certaineed Monogram premium vinyl siding. Choice of color
- ❖ 5" aluminum seamless gutters & downspouts
- ❖ Brick/stone allowance per plan

Windows & Doors

- ❖ Anderson 200 Series Low-E , tilt-in, maint. free windows with internal grills
- ❖ Insulated metal exterior doors
- ❖ Front door allowance

Plumbing

- ❖ 50 gallon energy efficient, power vented, gas hot water heater
- ❖ Water supply ¾" Pex mains and risers
- ❖ Shut-offs at all fixtures
- ❖ Jacuzzi tub with tile surround
- ❖ One-piece Fiberglas bathtub
- ❖ One-piece Fiberglas shower stall
- ❖ Toto toilets
- ❖ Four Toto bathroom sinks
- ❖ Moen single lever faucets
- ❖ Double well stainless steel kitchen sink
- ❖ One single well laundry tray
- ❖ Two exterior frost free hose bibs
- ❖ Appliance allowance
- ❖ Additional faucet and fixture allowance above builder standards

Electrical

- ❖ Underground electric, telephone, cable TV services
- ❖ 200 Amp electrical service
- ❖ Ground fault interrupt circuits in kitchen, baths, garage, exterior and basement
- ❖ Hardwired smoke detectors and one carbon monoxide detector per NYS code
- ❖ 220 outlets (or gas) for range and clothes dryer
- ❖ Four Cable TV jacks
- ❖ Four telephone jacks
- ❖ 16 recessed lights with standard trim
- ❖ Switched fluorescent lights in bedroom closets
- ❖ Combination light/exhaust fan in all baths
- ❖ Exterior lighting receptacles and outlets, per code
- ❖ Garage door opener with safety sensors and two remotes
- ❖ Interior, exterior fixtures and doorbell chime allowance

Heating

- ❖ Rheem 90+ high efficiency gas forced air furnace
- ❖ Central air
- ❖ Aprilaire humidifier
- ❖ Programmable setback thermostat
- ❖ Dryer and bath fans exhaust vented
- ❖ Zero clearance gas fireplace with tile surround and wood mantle

Exterior/Site

- ❖ 1,500 SF paved binder coat driveway over gravel base
- ❖ Lot finish graded, hand raked and seeded
- ❖ Sidewalk and landscaping allowance

Interior

- ❖ Hardwood floor in front foyer, kitchen, mud hall entry
- ❖ Ceramic tile floor in baths & laundry
- ❖ Carpet balance of home
- ❖ Hardwood, tile & carpet from builder's supplier & selection
- ❖ Staircase: oak tread, painted risers, oak handrail with painted spindles
- ❖ Painted semi-gloss 3 ¼" MDF colonial casing on all windows doors and archways on 1st and 2nd floors
- ❖ Painted semi-gloss 5" MDF colonial baseboard first and second floor
- ❖ Painted semi-gloss six panel doors
- ❖ One coat primer & one coat flat paint interior walls
- ❖ One coat primer & one coat semi-gloss paint kitchen and bath walls
- ❖ Painted knockdown ceilings throughout
- ❖ Lever style interior doorknobs
- ❖ Single row wire shelving in closets and 5 rows wire shelving in linens and pantry
- ❖ 42" tall vanity mirror in each bath
- ❖ Kitchen and laundry cabinets, vanities & countertops allowance
- ❖ Wall to wall carpeting allowance
- ❖ Paper holders and towel bar allowance
- ❖ Shower door allowance

Allowances

Brick/stone	To be quoted
Sidewalk and landscaping	\$6,500
Front door	\$2,500
Cabinetry	5% of base price
Appliances	\$5,000
Lighting	\$3,000
Faucets & fixtures	\$2,000
Paper holders/towel bars	\$300
Shower door	\$800

Builder reserves the right to substitute materials of equal or better quality without notice. Standards are subject to change without notice.

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