Standard Features

STYLISH EXTERIOR FEATURES:

- Beautiful maintenance free vinyl siding, shutters, soffits, accent shakes or board & batten with Aluminum fascia (per plan).
- Versetta Stone accent allowance on front elevation.
- Lifetime Guarantee and Algae Resistant 30 year Architectural roof shingle with continuous vented ridge and soffits.
- Garage features a two car attached garage with an Overhead Door® two car (16'x7') garage door. Standard style is the Carriage House style (white) garage door with one row of windows and black straps and handles.
- Garage has a door opener with two (2) remotes.
- Front load Garages feature a Therma-Tru® (9-light, steel, 32" wide) side garage service door with 36" wide concrete walkway from the service door to the driveway (service door to be placed within 48" from the front corner of the garage).
- Therma-Tru® "Smooth StarTM" fiberglass Colonial 6-Panel Insulated Front entry door (per plan).
- Kwikset® Chelsea® front door lock set with Dead bolt in chrome.
- Silverline® high performance single hung energy efficient windows with tilt wash option and screen. Front facing windows only will have colonial grilles between the glass in the upper sash (per plan).
- Silverline® high performance energy efficient Sliding Glass Door with a full screen (per plan).
- Black-Top "Binder Coat" driveway placed on compacted gravel (17' wide at Garage to Road).
- 42" wide brush finish concrete front walkway from driveway to the front door (per plan).
- 8" x 8" x 8' square recessed panel fiberglass porch columns (per plan).
- Two Electrical outlets and two exterior water hose connections.
- Professional landscaping packages to choose from with plantings, mulch, in-ground lawn irrigation system (maximum of 16 heads) and "Hydro-seeding" of disturbed areas.

CONSTRUCTION AND ENERGY FEATURES:

- Ice and water shield on eaves and in valleys of roof.
- Roof mount attic exhaust fan with temperature and humidity sensor.
- Full Basement with 8" x 8' poured concrete walls with steel reinforcement and water resistant exterior coating.
- Basement egress window with window well and ladder (installed per site conditions).
- 4" perforated basement perimeter drain, sump pit with sump line tied into street storm water basins.
- 4" poured concrete slab with saw cut expansion joints in basement, garage and porch areas.
- All exterior facing basement walls are fully insulated from top to bottom of wall with R-16 foil covered insulation.
- Caulk all plates and foam seal all electrical openings.
- Exterior home walls are 2 x 6 framed with 7/16"OSB wall sheathing and exterior Tyvek® vapor barrier house wrap.
- Fiberglass insulation rated R-21 in the exterior walls and R-38 in the ceiling.
- Engineered floor joists with 3/4" tongue and grooved Advantech sub-floor glued and screwed to the floor joists.

Standard Features

CONSTRUCTION AND ENERGY FEATURES (cont'd):

• 200 AMP electrical service with large panel box for future circuit add on
• Silverline® high performance single hung energy efficient windows with insulated double pane glass, Low E glass and argon gas (per plan).
• Silverline® high performance Sliding Glass Door with insulated double pane glass, Low E glass and argon gas (per plan).
• Therma-Tru® insulated high performance exterior doors (standard selection).
• Pre-wired outlet in the garage ceiling for future garage door opener placement.
• Lennox® High Efficiency gas forced air heating system (one unit).
• Lennox® High Efficiency Air Conditioning system (one unit). Sealed duct joints for reduced air leakage and more efficient air delivery.
• Electronic Programmable thermostat (one unit).
• 50-gallon quick recovery gas hot water heater (one unit).

HOME ELECTRONICS AND SAFETY:

• High speed cabling CAT-6 wired to three locations.
• Electronic Carbon Monoxide detector in basement and on each floor with living space (per code).
• Electronic Smoke detectors in all bedrooms, basement and first and second floor halls (per code).
• Dryer Box® connection for Dryer pipe connection convenience and added dryer pipe protection and safety.

QUALITY INTERIOR FEATURES:

• Nine foot first floor ceilings and eight foot second floor ceilings.
• Coretec® 5" Engineered Hardwood Style Flooring (standard selection per plan) on First Floor, Stair Landing and Second Floor Hall.
• Ceramic tile flooring (standard selection per plan) in Master Bath, Main Bath and Powder Room.
• Shaw® House CallTM carpeting with standard six pound pad in all Bedrooms and Bedroom Closets (standard selection per plan).
• Oak tread stairs to second floor with Oak Newell posts, Oak Hand Rail and white Round Balusters (per plan).

TAILORED Real Estate Group

JHB JAYCO HOME BUILDERS

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Standard Features

QUALITY INTERIOR FEATURES:

- Kwikset® Hancock® satin nickel handle sets on all doors.
- Oversized 5 ½"colonial baseboard trim painted bright white w/two coats of paint.
- Oversized 3 ½" colonial casing around doors and on window sills painted bright white w/two coats of paint.
- Smooth finish Sherwin Williams® Super 200 dover white painted walls and ceilings.
- Natural gas fireplace with standard tile surround and white Berkley surround (one unit, per plan).
- First or Second Floor Washer and Dryer location and connection are per plan.
- Standard white tight mesh closet shelving, satin nickel bath accessories, mirrors over each vanity and one clear glass satin nickel framed shower door (standard selection).
- Standard interior and exterior lighting per N.Y.S. code (standard selection fixtures).
- White pull switch and rounded outlets with plate covers (placement per code).
- Delta® and Mansfield® kitchen and bath products and fixtures.
- White pull switch and outlet plates (placement per code).
- Delta® and Mansfield® kitchen and bath products and fixtures.
- Meeting at Kitchen & Bath Showroom for a personal design session (selection of Kitchen and Bath cabinets, tops and hardware).

KITCHEN FEATURES:

- Personal design session with kitchen design consultant.
- Aristokraft® Benton BirchTM stained cabinetry with 36" upper wall cabinets in the main areas, 42" upper wall cabinets in the corner and all wall cabinets with crown molding.
- Multiple standard kitchen designs to choose from.
- Custom fit pencil edge finish granite counter-top (Tier I standard selection, per standard design, no backsplash).
- Stainless steel single bowl kitchen sink with Delta® satin nickel faucet.
- Garbage disposal is 1/3 horsepower wall switched (per plan).

MASTER BATH FEATURES:

- Ceramic tile style flooring with selection at flooring design center (standard selection).
- 5' Clarion white fiberglass shower base with standard selection tile walls (tile walls to 84" high).
- Mansfield® white elongated bowl commode.
- Standard 60" double bowl vanity (plan permitting). Personal design session with bath cabinetry designer.
- White one-piece cultured marble vanity top.

(MASTER BATH FEATURES (cont'd):

Delta® satin nickel 4" faucets for vanity top.

- Delta® satin nickel shower faucet with temperature balancing feature.
- Personal selection meeting for Standard selection vanity mirror, clear glass framed satin nickel shower door, satin nickel towel bar and paper holder.
- Fan vent in bath.

Standard Features

MAIN BATH FEATURES:

- Ceramic tile flooring with selection at flooring design center (standard selection).
- 5’ Clarion® white fiberglass tub/shower unit.
- Mansfield® white elongated bowl commode.
- Standard 60” double bowl vanity (plan permitting). Personal design session with bath cabinetry designer.
- White one-piece cultured marble vanity top.
- Delta® satin nickel 4” faucets for vanity top.
- Delta® satin nickel shower/tub faucet with temperature balancing feature.
- Personal selection meeting for Standard selection vanity mirror, clear glass framed satin nickel shower door, satin nickel towel bar and paper holder.
- Fan vent in bath.

POWDER BATH FEATURES:

- Ceramic tile flooring with selection at flooring design center (standard selection).
- Mansfield® 22”white pedestal sink.
- Delta® satin nickel 4” faucet for pedestal sink.
- Mansfield® white elongated bowl commode.
- Personal selection meeting for Standard selection vanity mirror, clear glass framed satin nickel shower door, satin nickel towel bar and paper holder.
- Fan vent in bath.

BUILDING EXPERIENCE & WARRANTY:

- Meeting with Designer for Kitchen and Bath cabinet selections.
- Pre-construction selection meeting with Selection Manager.
- Plan, selections and plot finalization meeting with Closing Coordinator.
- Electric Walk-through and construction progress meeting with Site Manager.
- New home introduction and walk-through at closing.
- NYS New Home Limited Warranty & RWC® New Home Warranty Policy.

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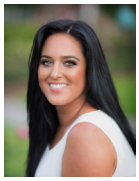

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