

PREMIUM FEATURES

Excellence is in the details.

HOME SITE IMPROVEMENTS (GENERAL):

- Concrete walkway
- Front yard foundation plantings
- Seeded front, rear & side yards
- Underground Utilities
 - Orange and Rockland Electric and Gas
 - Frontier or Time Warner Cable – Telephone/Television
 - Town of Goshen Sewer and Water
- Asphalt paved driveway

FOUNDATION:

Slab on Grade Homes:

- 4" thick 3000 PSI concrete over 6 mil plastic & stone
- Foundation insulation: 2" thick under slab rigid foam insulation on interior foundation wall and under slab, 2' horizontal and vertical
- 8" wide foundation wall on 8" x 16" footing
- Garage slab: 4" thick 3500 PSI over wire mesh & compacted fill

Basement Homes (option):

- 8 ft. poured concrete foundations:
 - 8" wide on 8" x 16" footing
- 4" thick 3000 PSI concrete over 6 mil plastic & stone
- Exterior perimeter drains 4" flexible perforated pipe encased in ¾" clean stone
- Sump Pump (or daylight footing drain in walkout basement condition)
- Garage slab 4" thick 3500 PSI over wire mesh & compacted fill

PORCH:

Slab on Grade Homes:

- Front landing is 4" thick poured concrete – "broom finished"
- Rear – 4 bluestones
- Oversized 8" square porch columns per plan

Basement Homes (option):

- Pressure treated wood with composite decking material
- Oversized 8" square porch columns per plan
- Rear door to backyard – steps to grade

FLOOR/WALL SYSTEMS:

- Exterior Walls: conventionally framed 2 x 6 dimensional lumber
- 7/16" OSB exterior sheathing
- Interior Walls: conventionally framed 2 x 4 dimensional lumber
- Floor Systems: conventionally framed 2 x 10 dimensional lumber – ¾" tongue and groove OSB
- 8' first and second floor ceiling height. 9' first floor available option

ROOF SYSTEMS:

- Conventionally framed 2 x 8 or 2 x 10 rafters, per architectural plans
- Sheathing: 7/16" OSB 4' x 8' exterior
- Roof: Tamko 30 year dimensional asphalt/fiberglass shingles over #15 bituminous felt paper with flashing in valleys
- Continuous ridge vent, Certainteed Shingle Vent II or RV-61 roof vents, as shown on architectural blueprints
- Winter Ice and Water Shield rubber membrane by Certainteed or equal at perimeter and in roof valleys

GARAGE DOORS:

- Carriage House style garage doors: 8' wide x 7' tall with windows in top panel

WINDOWS & DOORS:

- Silverline by Andersen single hung, insulated, low E vinyl windows with integral grills per elevations. Tilt & wash capability-lower sash
- Silverline by Andersen insulated low E sliding door
- Front entry door: Therma Tru Smooth Star fiberglass with 12" sidelight(s) or equal per plan
- Front door hardware: Kwikset Dakota handle set - Venetian Bronze finish
- Interior door hardware: Kwikset satin nickel door knobs

HEATING, AIR CONDITIONING & VENTILATION:

- Honeywell day/night digital thermostat
- 1 zone high-efficiency 95+ natural gas forced air furnace (per plan)
- 1 zone high-efficiency 14.5 SEER air conditioning (per plan)
- HVAC equipment by RHEEM
- Register locations – 1st floor: supply registers located on floor or wall. 2nd floor: supply registers located on the ceiling
- All seams, joints and connections of duct work are mastic sealed
- All returns are hard ducted
- Combustion air intake for basement and laundry room
- Exhaust fans will be installed in all baths regardless of window operation

PLUMBING FIXTURES & BATHROOM ACCESSORIES:

All plumbing faucets by Moen and feature the Brantford Series

- Kitchen: single bowl stainless steel self rimming sink, with one handle high arc Moen Brantford chrome faucet
- Powder Room: Cultured marble countertop with integral sink. Moen Brantford 4" center in polished chrome. Sterling elongated toilet in white
- Master Bath: Cultured marble countertops with integral sinks. Moen Brantford 4" center set faucet in polished chrome. Sterling Windham elongated toilet in white. Sterling Kohler shower bases per model. Semi-frameless, clear glass enclosure in polished chrome. Posi-temp shower valve and shower head in polished chrome
- Secondary Baths: Cultured marble countertop with integral sink. Moen Brantford 4" center set faucet in polished chrome. Sterling Windham elongated toilet in white and Sterling 5' Performa Vikrell tub
- Mirrors: Master/Secondary Room – plate glass rectangular. Powder Room oval pivot mirror.
- Exhaust fans in all baths
- Laundry Room: standard washer/dryer hook ups (electrical outlets and gas line stubbed out of finish wall or floor)
- 2 frost free anti-siphon exterior hose bibs
- 1 - AO Smith 50-gallon power vent gas water heater (sized per plan)
- Waste lines to be of ABS or PVC piping
- Supply lines to be Pex Plastic

Continued on Reverse

ELECTRICAL:

- UL approved smoke detectors, wired in series in all bedrooms & hallways (per code)
- Carbon monoxide detectors
- All copper wiring
- 2 weather proof exterior outlets
- 200 AMP electrical service
- All exterior, garage, kitchen and bathroom receptacles on Ground Fault Interrupting Circuit
- White lever style switches and receptacles with white wall plates.
- Electric meter location by the utility company
- Garage door opener outlets
- 2 phone, 2 TV and 2 data ports
- Designer-selected satin nickel interior electrical fixtures by Progress
- Designer-selected antique bronze exterior electrical fixtures by Progress

SIDING:

- Vinyl siding includes clapboard, board and batten and shingles per plan
- Soffits to be vented vinyl white
- House wrap barrier
- Aluminum wrap used on all fascia
- Exterior trim includes large 8" fascia board wrapped in aluminum as rakes on gable ends

GUTTERS & DOWNSPOUTS:

- Dark Bronze gutters and downspouts

INSULATION:

- Glass batt: exterior walls: R-19, 2nd floor rafters/basement ceiling: R-38
- Interior walls exposed in attic spaces are sheathed in Therma-Ply
- Intersections of exterior walls and sub-floors sealed with caulk/sealant

SHEETROCK & TAPING:

- Sheetrock screwed to framing members
- Garage completely sheetrocked with 1 coat of tape. (sheetrock nailed)
- ½" Hardiboard installed above all shower bases and tubs, ½" blue board installed on all other bathroom walls & ceilings

INTERIOR PAINT & STAIN:

- Premium latex paints. Wall & ceiling paints, 2 coats of flat, off-white
- Designer color options available
- Interior doors & trim receive 1 coat primer and 2 coats of semi-gloss latex paint, bright white
- Oak handrails, finished with 1 coat stain, 2 coats polyurethane satin finish
- Balusters: painted
- Front door and sidelights: painted interior & exterior

INTERIOR MILLWORK:

- Main Stairs: Oak treads & railing, pine risers & stringer, with turned balusters and turned poplar white newel post
- Door trim: 2½" Colonial style
- Base Moulding: 3¼" Colonial style
- Basement stairs: #2 common pine box stairs (full basement option)
- Interior Doors: Masonite molded two panel square top hollow core

KITCHEN CABINETS & VANITIES:

Century Kitchens

- Maple recessed panel cabinets – choice of colors
- Additional cabinet door styles and finishes available at Forefront Homes Design Gallery
- Granite kitchen countertops – choice of colors with 4" backsplash

APPLIANCES:

- Whirlpool 5.0 cubic feet capacity gas self cleaning range – stainless steel/black
- Whirlpool over the range microwave exterior vented fan – stainless steel/black
- Whirlpool dishwasher – stainless steel/black

CLOSETS:

- Coat closets: vinyl coated ventilated wire shelving
- Linen closets: 4 shelves vinyl coated wire shelving
- Pantry: 4 shelves vinyl coated wire shelving
- All Bedroom closets: 1 row vinyl coated ventilated wire shelving

FLOOR FINISHES:

Slab on Grade Homes:

- Foyer and Kitchen: ¾" engineered pre-finished "floating" hardwood floor
- Living Room, Dining Room, Great Room, Office, Bedrooms – carpeting
- Beautiful Sardinia tile floors in all Baths & Laundry Room with 12" x 12" floor tile and 10" x 13" wall tile
- Oak reducers at all flooring breaks
- Marble saddles at all bathroom flooring breaks

Basement Homes (option):

- Foyer and Kitchen: field finish ¾" solid hardwood floors – choice of colors
- Living Room, Dining Room, Great Room, Study, Upper Hall and Bedrooms – carpeting with choice of colors
- Tile flooring in all baths and laundry rooms
- HVAC and water heater areas vinyl composite tile
- Oak reducers at all flooring breaks
- Marble saddles at all bathroom flooring breaks



HERITAGE
AT GOSHEN

**Effective March 25, 2016. Subject to change without notice.*