

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
 - Frontier or Time Warner Cable – Telephone/Television
 - Town of Goshen Sewer and Water
 - NYSEG for Gas
- Asphalt paved driveway

FOUNDATION:

Ranch Homes – Slab on Grade:

- 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

Colonial Homes – Full Basement:

- 8 ft. poured concrete foundations
- 4" thick 3000 PSI concrete over 6 mil plastic & stone
- Exterior perimeter drains 4" flexible perforated pipe encased in ¾" clean stone
- Garage slab 4" thick 3500 PSI over wire mesh & compacted fill
- Egress Basement Windows

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:

- 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:

- Colonial Homes conventionally framed 2 x 8 or 2 x 10 rafters, per architectural plans
- Ranch Homes – Engineered Roof Truss – 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: Masonite smooth 2-panel fiberglass with 12" sidelight(s) or equal per plan
- Front door hardware: Kwikset Chelsea handle set - Venetian Bronze finish
- Interior door hardware : Kwikset satin nickel door knobs

HEATING, AIR CONDITIONING & VENTILATION:

- Honeywell day/night digital thermostat
- **1 zone for ranch plans, 2 zone for colonial plans with high-efficiency natural gas furnaces and high-efficiency air conditioning**
- 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. 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 Bath – plate glass rectangular. Powder Room - oval plated 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 50-gallon power vent gas water heater
- 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, ceiling of attic R-49, basement ceiling R-30
- 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, white pine risers & stringers, with turned balusters
- Door trim: 2¼" 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 Roger Mumford Homes Design Gallery
- Granite kitchen countertops – choice of colors with 4" backsplash

APPLIANCES:

- Whirlpool 30 inch 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 close mesh shelving
- All Bedroom closets: 1 row vinyl coated ventilated wire shelving

FLOOR & TILE FINISHES:

- Slab Homes- Foyer and Kitchen: ¾" x 3¼" engineered pre-finished hardwood floor
- Basement Homes- Foyer and Kitchen: field finish ¾" x 3¼" solid hardwood floors – choice of colors
- Living Room, Dining Room, Great Room, Flex Room, Bedrooms, Upper Hall – carpeting with choice of colors
- Beautiful porcelain ceramic tile floors in all Baths & Laundry Room with 12" x 12" floor tile and 9" x 12" wall tile
- Marble saddles at all bathroom flooring breaks



HERITAGE
AT GOSHEN

All features subject to change without notice. Substitution of equal or better products is at the option of Heritage at Goshen Development Company, LLC.