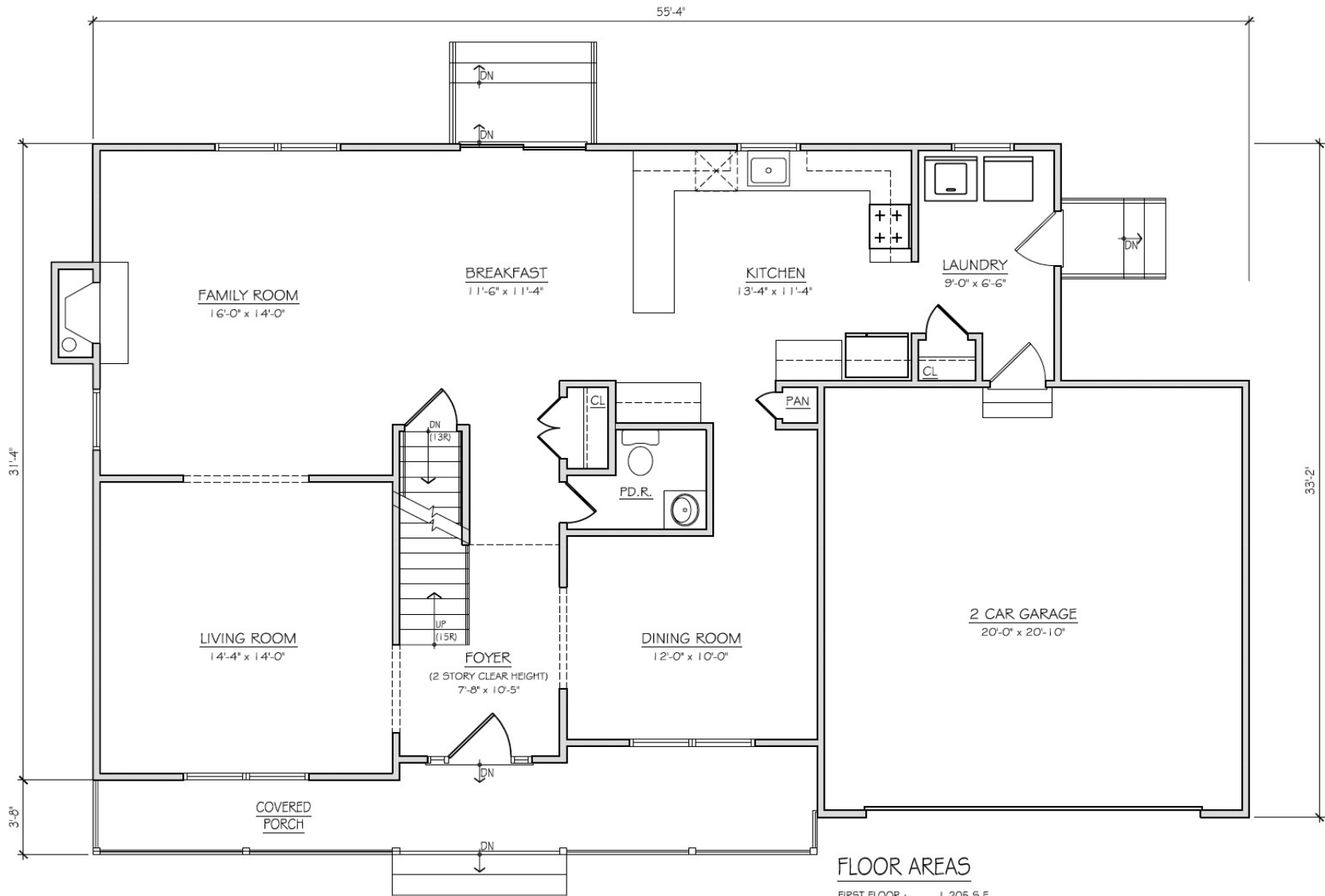


The Birmingham - Windwood Oaks Phase III



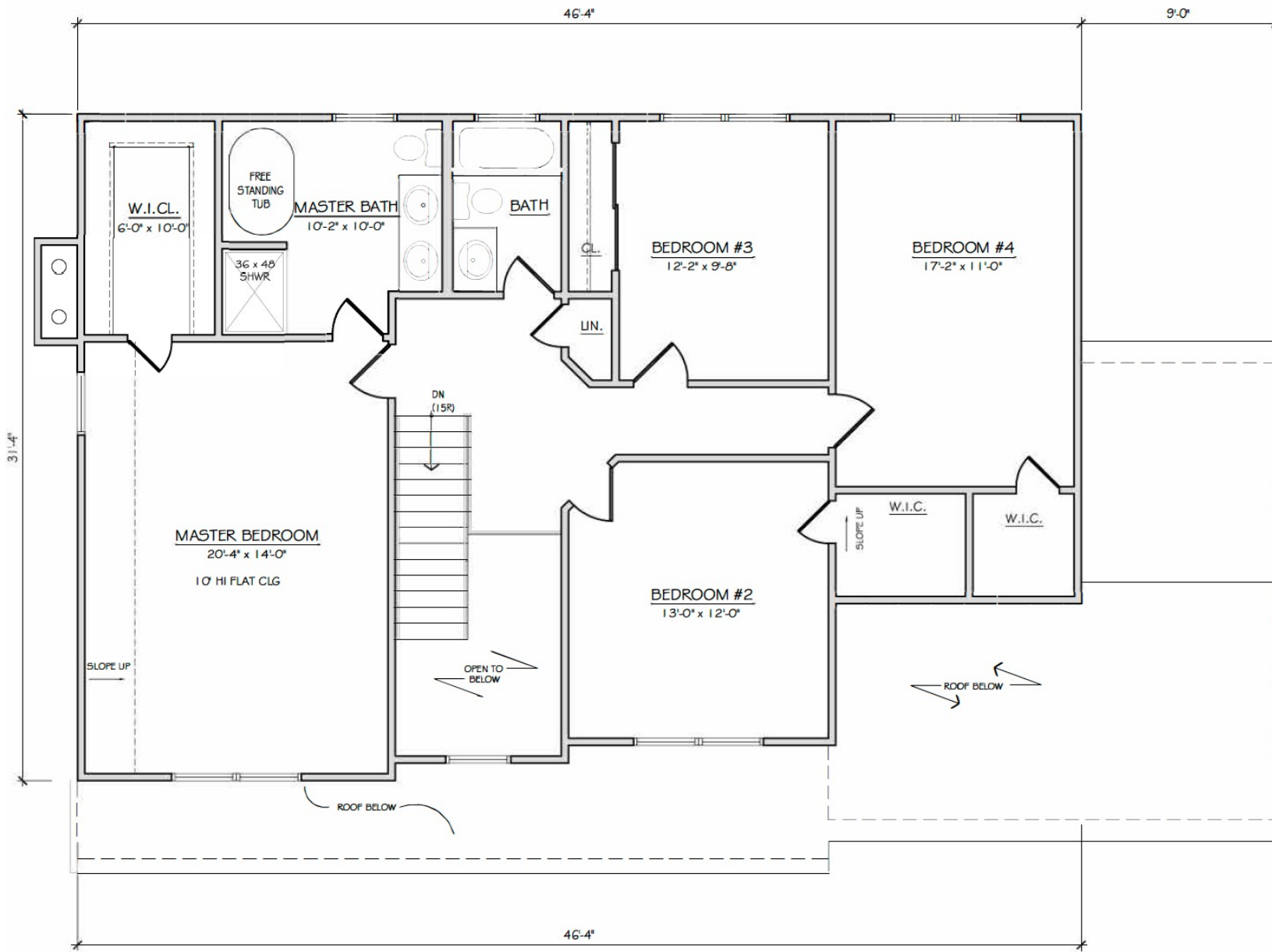




FLOOR AREAS

FIRST FLOOR :	1,205 S.F.
SECOND FLOOR :	1,232 S.F.
TOTAL :	2,428 S.F.
GARAGE :	434 S.F.

FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Birmingham - Standard Features

CONCRETE

Foundation: Poured re-enforced concrete , true 8ft. basement height

Outside Basement Entrance

Waterproof exterior, 5-year warranty

Floors: 4" poured concrete floor

Termite Shields: ACQ treated lumber on foundation and sill plate

DRIVEWAY

Asphalt: With paver stone boarder and walkway to front door

LANDSCAPE

Front Yard: Cleared, final grade & sod

Backyard: Cleared, final grade & seed

Side yards: Cleared, final grade & Sod

Up to 10 Zone Sprinkler System

EXTERIOR

Roof: 30-year Architectural roofing shingles, color choice from the builder's selection

Siding: Front Facade Cultured Stone w/ Cedar

Impression Siding. Maintenance free vinyl horizontal lap siding on Rear and Side Facades. Color choice from the builder's selection.

Garage Door: Carriage Style garage door.

Fascia & Trim: White aluminum covered

Soffits: White vented system

Gutters & Leaders: 5" white aluminum

Front Door: Fiberglass with 1/2 glass and 14" sidelights

Double Hung Windows with Screens

INSULATION

NYS approved, surpassing energy star standards

Conditioned attic and basement. High efficiency spray foam in the attic and drapewall insulation on basement walls.

LUMBER

Doug Fir Lumber

Sheathing: CDX for walls roof and subfloor

Walls: 2X6" Exterior walls

Ceiling height: 9ft. 1st floor and 8ft. 2nd floor

INTERIOR

Sheetrock: ½" Field screwed

Railings: 5x5 posts with 2x2 balusters

Staircase: 1st floor to 2nd floor, pine stringers and risers with oak steps

FLOORING

Sub Flooring: T&G.

First Floor and 2nd Floor Hallway: #1 Red Oak with choice of stain from builders collection

Second Floor: Plush wall to wall carpet in all bedrooms (color choice from builders collection)

Bathrooms: Tiled, color choice from the builder's selection

TRIM

Base Trim: Selection from Builder.

Door and Window Casement: Builders Select Paint Grade.

Doors: Two Panel Solid Core Colonial

Closets: White Melamine Closet System

BATHROOMS

Tub: Kohler

Vanities: Choice from builder's selection

Plumbing fixtures: Kohler or equivalent

Master Bathroom:

Free standing soaking tub

Shower: Tile floor, tiled walls & frameless glass enclosed

KITCHEN

Cabinets: 42" Custom from builder's selection

Appliances: 4-piece stainless steel set.

Sink: Stainless steel Undermount

Faucets: Kohler or equivalent

Luxury Granite or Quartz Countertops from Builders selection

HEATING

Heat: 2 Zone hot forced air system

Hot Water: 50 Gal HWH

Fuel: Gas

AIR CONDITIONING

2 Zones: AC Equipment by Rheem

ERV System: Heat Recovery Ventilator and Fresh Air Supply System

ELECTRIC

Fixtures: Standard builder's fixtures

GFI: Bathroom, Kitchen, Garage & Exterior

TV Jacks: Five

Smoke Detector

C02 Detectors

Exterior Outlets: Two

Door Bell Wiring

Lighting: 10 recessed lights included

Standard lights in Baths, All Bedrooms & Exterior

PAINTING

Ceilings: Flat White throughout

Walls: One custom flat color throughout the house

Closets: Flat White

Trim: White Semi-gloss

PLUMBING

Interior Waterline: PEX

Water Waste: PVC

Exterior Water Connections: Two

Washer & Dryer Connection Main Water Shut Off

FIREPLACE

42" Gas Fireplace with Custom Mantel