



MWG

CUSTOM HOMES

QUALITY YOU CAN COUNT ON



STANDARD SPECIFICATIONS

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**Better
Homes**
and Gardens.
REAL ESTATE

SELECT

FOUNDATION & MASONRY

- 12 Course Block Foundation
- Concrete Slabs Saw-Cut To Prevent Cracking
- Egress Window Wells (Per Plan)

FRAMING

- 2x6 Exterior Walls Including Garage
- 3/4" Engineered Sub-Flooring
- 9' Ceiling Height On First Floor
- 12" Overhangs On Soffits & Eaves

ROOF SYSTEM

- Lifetime-Limited Architectural Shingle
- Ice & Water Barrier On All Valleys & Eaves
- Steel Drip Edge

WINDOWS

- Double-Hung Vinyl Windows
- Top Sash Grid & Bottom Sash Screen
- Flat Casing On Front Windows (Per Plan)

EXTERIOR DOORS

- Vinyl Patio Doors
- Therma-Tru Fiberglass Doors (Per Plan)
- Schlage Plymouth Hardware

GARAGE DOORS

- Steel Insulated Doors (Per Plan)
- Overhead Door Openers
- Exterior Keypads With Remotes

SIDING

- Vinyl Siding (Per Plan)
- Exterior PVC Trim
- Aluminum Wrapped Fascia
- Stone Veneer (Per Plan)
- Gutters With Downspouts

PLUMBING

- PEX Water Supply Lines
- Water Line For Refrigerator
- 2 Exterior Frost Free Spigots
- Sump Pump With Positive Drainage
- High Efficient / Power Vented Hot Water Tank (Per plan)
- Garbage Disposal (Site Permitting)

HEATING & AIR CONDITIONING

- 92% High Efficiency / Power Vented Furnace
- Programmable Thermostat
- Venting for Microwave & Range Hood (Per plan)
- Gas Fireplace (Per Plan)
- Air Conditioning

ELECTRICAL

- 220 Volt Line For Range & Dryer
- LED Lighting Throughout
- 12 Recessed Lights
- Switched Lights In Bedrooms With Flush Mount Lights
- 4 Outlets In Garage & Basement
- 7 Entertainment Drops
- 2 Exterior GFI Outlets
- 5 Exterior Lights
- Light Fixture Allowance (Per Plan)

INSULATION & DRYWALL

- R-23 Blown In Blanket (BIBS) In Living Space Walls
- R-49 Blown In Blanket In Ceilings
- R-15 PSK Blanket Insulation On Basement Walls
- R-26 Closed Cell Spray Foam At Rim Joists With Fire Barrier
- Rounded Drywall Corners
- Sand Painted Ceilings
- Drywall Taped In Garage

INTERIOR TRIM

- Hollow Core Doors to Match Front Door Style (Per Plan)
- Schlage Plymouth Hardware
- 5-1/2" Primed PINE Colonial Baseboard With Shoe Molding
- 3-1/2" Primed PINE Colonial Casing
- Oak Stair Treads With Painted Stringers & Risers (Per plan)
- Oak Handrail / Boxed Newel Posts / Square Painted Balusters
- Wire Shelving In Closets
- Custom Fireplace Mantle & Hearth (Per Plan)

KITCHEN

- Maple Cabinetry With Crown Molding (Per Plan)
- Granite Countertops With Backsplash
- Stainless Steel Sink
- Moen Brantford Sink Faucet

BATHROOMS

- Maple Cabinetry (Per Plan)
- Granite Countertops With Backsplash
- Oval White Sinks
- Comfort Height / Elongated White Toilets
- Vanity Width Mirrors
- One-Piece Tub-Shower In Main Bathroom
- One-Piece Shower Base / Tiled Walls With 2 Corner Shelves / Framed Sliding Glass Door & Soaker Tub In Master Bathroom (Per Plan)
- Moen Brantford Sink Faucet & Accessories
- Tile Allowance (Per Plan)

FLOOR COVERINGS

- 3/4" x 3-1/4" Red Oak Hardwood Floors in Foyer / Kitchen / Eating Area (Per Plan)
- Tiled Flooring In Mudroom / Laundry / Bathrooms
- 8 lb. Pad With Carpet
- LVT Options Available
- Tile & Carpet Allowance (Per plan)

PAINTING

- Exterior Trim & Doors
- Interior Trim & Doors Applied With A Satin Or Semi-Gloss Finish
- Walls Applied With A Flat Finish (2 Standard Colors)

APPLIANCES

- Over The Range Microwave
- Glass Top Electric Range
- Dishwasher
- Refrigerator
- Appliance Allowance (Per Plan)

SITE WORK

- Grade Lot For Positive Drainage
- Hydro Seed Lawn (Per Site)
- 2'x3' Concrete Pavers From Driveway To Front Entry
- Stone Driveway (Per Plan)

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WARRANTY: MWG Construction, Inc. will adhere to standards of performance in accordance to the Home Builders & Remodelers of Central New York. Specific standards of performance, as well as warranty information, can be found at HBRcnyc.com. Material warranty as per manufacturer warranties.

MWG Construction Inc. reserves the right, without prior notice, to substitute items due to availability and/or changes within the building industry. Variations of color and design may occur and all dimensions are approximate. (Rev. 1/18/19)