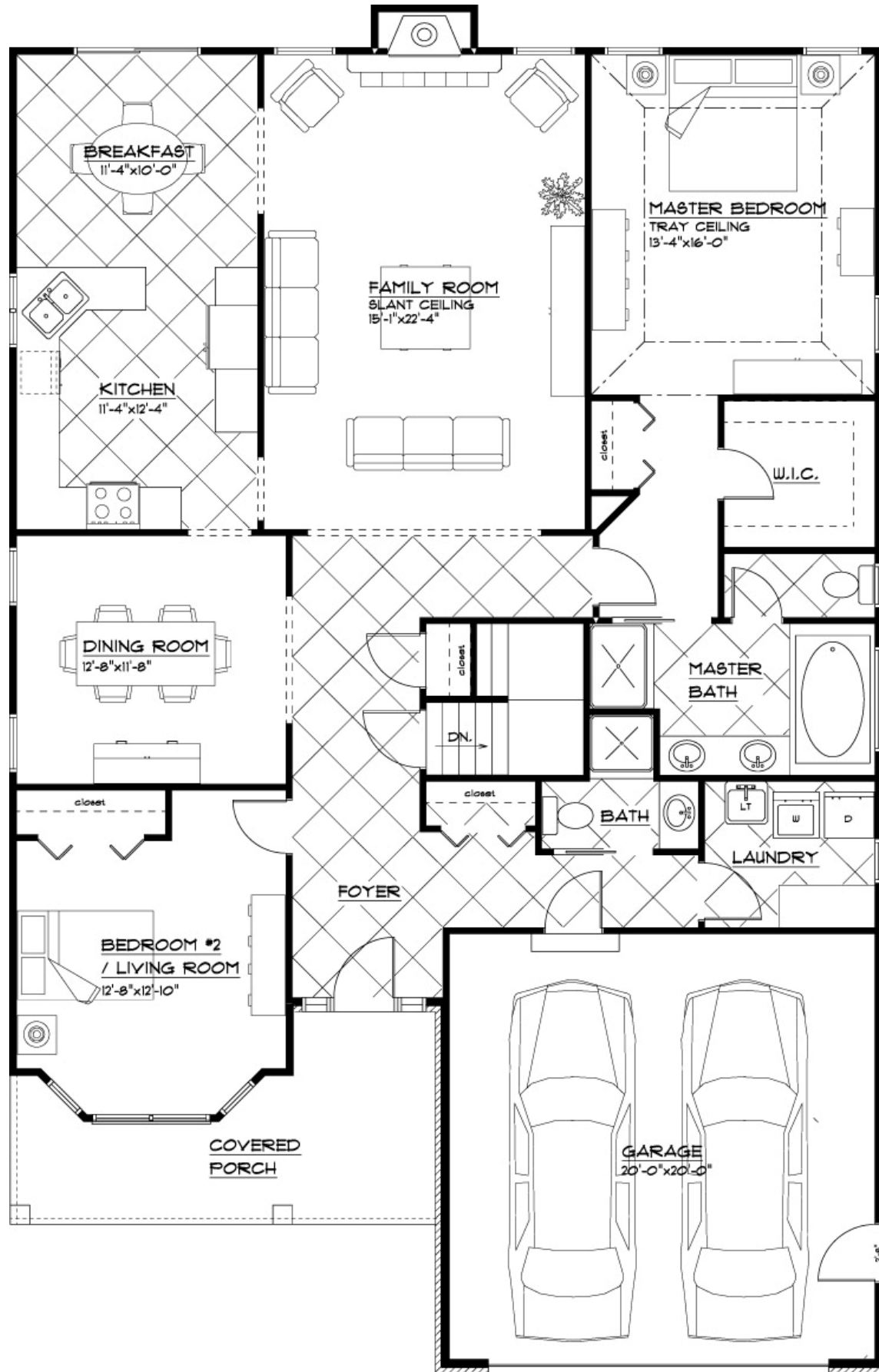


Floorplan



The Villa Ranch:
Total: 1,838 sq. ft.

Standard Features - Premier 1

QUALITY CONSTRUCTION FEATURES

- ★ Full 8' steel reinforced basement walls per plan – engineered to give superior strength & moisture control.
- ★ Concrete slab over vapor barrier and stone base. Vapor barrier reduces dampness.
- ★ Fir studding on ALL walls (first and second floors). Fir is stronger and straighter than spruce lumber.
- ★ OSB wall and roof sheathing. Strong, durable and environmentally friendly.
- ★ Hard-wired smoke detectors help protect your family from the threat of fire.
- ★ Carbon monoxide detectors on each level of your home also help maintain safety.
- ★ 3 phone & 3 cable pre wires – cable modem, category 5, distributed audio & home automation pre wire also available. GFI outlets in kitchen, bathrooms, garage and basement to help protect against shock in wet locations.

ENERGY EFFICIENCY

- ★ Built to NY ENERGY STAR® standards for exceptional comfort and energy efficiency.
- ★ Bryant high efficiency furnace with quieter energy efficient motors – sized and balanced properly, ready for central air now or in the future.
- ★ Exterior windows and doors are foam sealed to reduce drafts and every Pella window and door is tested for air infiltration before leaving the factory.
- ★ R-38 ceiling insulation, r-13 exterior wall insulation.
- ★ Barricade air infiltration barrier. Reduces drafts yet your home will still be able to breathe properly.
- ★ 6 foot R-11 insulation blanked on basement walls helps keep basement warm.
- ★ Challenger circuit box with 150 amp service. Full size box with plenty of capacity for your new home's needs.
- ★ Gas pipe to stove and clothes dryer give you the option of using gas appliances.
- ★ State or equivalent hot water tank sized per plan.

EXTERIOR

- ★ Pella low "E" Argon filled windows, w/full screens for all operational windows. Argon filled Low E windows offer the optimal in energy efficiency.
- ★ Window grills on front elevation add elegance to your new home.
- ★ Ice and water shield used at all drip edges – helps protect against potential ice damming.
- ★ 25 year 3 tab asphalt roof shingles over felt.
- ★ Steel insulated garage overhead doors. Keeps the garage warmer in the winter.
- ★ Garage door opener pre wire with optional remote control openers available for access from your car.
- ★ Insulated steel front and side entrance doors, your choice from our standard selections.
- ★ 2 deadbolt locks – 1 on front door and 1 on side garage door – for added security.
- ★ Premium grade vinyl – double four siding. Durable, beautiful and low maintenance.

All dimensions are approximate, purchasers must review detailed architectural drawings available in the sales office to ensure accuracy and understanding of home chosen. Although above information was correct when printed, Forbes Capretto reserves the right to change without notice specifications and standard features. 1/2/09*

EXTERIOR CONTINUED

- ★ Asphalt driveway.
- ★ Two frost free outside cold water faucets one rear and one in garage area. 2 outside weatherproof GFI plugs facilitate your outside electrical needs.

INTERIOR

- ★ Choice of hardwood floors in foyer and powder room.
- ★ 8 foot ceilings on first and second floor, with 1 volume ceiling per plan. (optional 9' available)
- ★ 5/8" fir tongue and groove plywood sub-floor – nailed, glued & screwed to floor joists for a stronger, quieter floor system.
- ★ Painted masonite doors. Other styles also available as option.
- ★ We offer a variety of custom molding packages & wood accents to give your home individual character.
- ★ Custom moldings upgrade available in paint or stain grade, you may choose your favorite from our samples.
- ★ Fireplace insert, heater rated, with adjustable flame to give you better temperature control. Choose from a wide variety of mantels and surrounds.
- ★ Painted, non-textured ceilings for a sharp look and easier maintenance.
- ★ High quality carpet and padding based on generous allowance. Many styles and colors to complement your design scheme.
- ★ Choice of 1 premium ICI wall color throughout
- ★ Choice of linoleum flooring in kitchen and baths per generous allowance.
- ★ Choice of light fixtures based on generous allowance.
- ★ Plastic coated wire closet shelves.
- ★ Entire garage is dry-walled and fire taped for your added safety. (All common walls are fully insulated).
- ★ Single bowl heavy gauge laundry tub. Affords great utility and durability.

DESIGNER KITCHEN

- ★ Choice of cabinets and countertops per generous allowance. Center island included per plan.
- ★ Kitchen appliance package includes: dishwasher, disposal, and microwave/hood fan.
- ★ Stainless steel double bowl kitchen sink. Durable and low maintenance.

BATH

- ★ Moen faucets – beautiful and durable. Pressure balanced (scald resistant) faucets in tub/shower areas.
- ★ Pedestal sink or vanity sink in half bath.
- ★ One piece white fiberglass tub/shower module – attractive, durable and easy to maintain.
- ★ Sound insulation in all bathrooms and laundry areas reduces noise from plumbing and appliances.
- ★ Vented exhaust fan in all bathrooms to remove excess moisture.

The Villa Ranch

2 Bedrooms • 2 Baths • 2 Car Garage



- Spacious family room with custom fireplace
- Open kitchen with dining area
- Formal dining room
- Owner's suite with walk-in closet and private bath
- 2nd bedroom or formal living room

Front elevation may show optional features. Please see a sales consultant for specifications.



2635 Millersport Hwy. Getzville, N.Y. 14068 716-688-5597

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