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Built Green, or Red-White-and-Blue

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... FARTHER west in Suffolk County, another unusual approach to building is being taken by Mark Baisch, the owner of Landmark Properties.

On a tidy cul-de-sac at his Vistas at East Moriches development, where backyard swing sets share space with the 13 of 17 homes already built and sold, the foundation has been poured for his “Americana” model, a three-bedroom two-bath ranch that he describes as the first house in New York in years to be built solely from products made in the United States.

The 2,000-square-foot house was presold, for \$500,000, to Tom Riley of Bay Shore, who said he had been “surprised” and “thrilled” to learn that it would be 100 percent American-made. He expects the pedigree to add value.

“People take pride in American workmanship,” said Mr. Riley, who described himself as employed by “an American car dealership.”

To go all-American, Mr. Baisch “had to change the basic specifications of my whole house” and arrange for his suppliers and subcontractors to certify the origins of their materials. “We had to change a lot of our plumbing fixtures,” which are usually imported from China or South America. They instead went shopping for toilets and sinks from Kohler, Wis. The only place he could find rotary nails still being made on American soil was in Texas. The lumber is Southern pine.

Paul Rupp, the owner of Paul’s Plumbing and Heating in Merrick, supplies the steel gas pipe, PVC pipes, fittings, fixtures and boilers manufactured in Utica for Mr. Baisch’s homes. Mr. Rupp said he was “surprised by how difficult it was and bothered by” the extra 10 percent it cost to use American-made products, though the quality “is so much better.” American building supplies have to be ordered, whereas foreign parts are “generally available the same day.”

Mr. Baisch said he would “eat” the extra cost, “for now.” After adding another model — a two-story version called the “Patriot” — in East Moriches, he plans to build 18 similarly outfitted houses in Miller Place.

“The customers will appreciate it,” he said. “Everyone is going to buy into it.”

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