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STANDARD HOUSE FEATURES

I. Exterior Features:

1. 24" concrete footings
2. Solid concrete foundations – poured concrete block or solid
3. Rubberized foundation coating with drain mats
4. Stuccoed foundation walls
5. Stone or Brick veneers
6. 2 x 4 frame walls – 16" on center
7. House wrap
8. Low E Argon insulated windows
9. Insulated exterior doors
10. Insulated metal garage doors with opener
11. Stucco, hardiplank, brick or vinyl sidings
12. Low maintenance soffits and fascia
13. Seamless aluminum guttering
14. 30-year architectural asphalt shingles with 30 lb roofing felt
15. Gas connection for exterior grill
16. Radon pipe tap in concrete floors on the lower level

II. Interior Features:

1. Floor and roof trusses
2. 9' ceilings
3. Vaulted, raised and tray ceilings
4. Textured ceilings
5. Sound proof insulation
6. Garage insulation & drywall
7. Name brand cabinetry
8. Sherwin Williams paints
9. 5 1/4" colonial baseboards
10. Colonial casings – doors and windows
11. Crown mouldings
12. Hardwood floors
13. Colonial 6 panel interior doors
14. Lever style door handles
15. Oak stair railing
16. Closet maid shelving
17. High efficiency furnace and air conditioning
18. 50 gallon water heater
19. range exhaust vented to exterior
20. Fireplaces with gas logs
21. Phone and cable wiring
22. Ceramic tile floors
23. Pull-down attic stairs

III. Options:

1. Urethane wall insulation
2. Renai tankless water heaters with re-circulating loop
3. Heater / light / fan switch for bathrooms
4. Media wiring – sound
5. Built-in cabinetry
6. Cable deck railing
7. Metal baluster deck railing
8. Stamped designs and colors in exterior concrete slabs
9. Mixed cultured stone patterns
10. Solid core or wooden interior doors
11. Vacuum systems
12. Whole house generator
13. Elevators
14. Composite deck floor
15. Roof shingle upgrades

*Other options upon request.