

Craftsmanship Homes Standard Features

10804 Rock Run Drive

True Build System

S-T-1	8" thick of gravel and concrete slab basement sub floor with finished top flooring (see flooring standards for finished flooring standards)
S-T-2	Under slab water retention system for water table support
S-T-3	9' tall foundation walls poured concrete, heavy pound wall (regular pound wall is code) VS cinder block or lower pound wall
S-T-4	12" thick front foundation wall (50% thicker then code) , 8" thick sides and rear.
S-T-5	Steel garage door with door openers
S-T-6	6" thick wall, with full thicker insulation (vs. 4" thick wall with less insulation due to wall thickness)
S-T-7	Hubbard flooring ADVATEC there very best residential subfloor
S-T-8	1/2 inch thick OSB sheathing vs Thermo-ply (No Thermo-ply-ply in the home)
S-T-9	Tyvek Home warp vs Generic home wrap
S-T-10	2x6 truss system VS 2x4 truss system
S-T-11	Flexible black tar foundation wall waterproofing
S-T-12	Blue Hubbard foam glue along with nail and screwing of subfloor to Wood I-beam
S-T-13	TJI-220 wood I-beam instead of TJI-110 of 2x12 wood I beam construction.
S-T-14	NO cutting of wood I beam, all systems are in bulkheads, where possible (there are a few places where the wood I-beam in drilled through)
S-T-15	NO load bearing walls basement, all loads rest on steel

S-T-16	NO Steel beam ends sitting are on steel columns, the steel beam ends are only in the foundation walls. All the foundation walls are continuous. This created one entire steel and concrete foundation. Steel beams are used for inside the steel beam span not the ends. Steel Columns are sitting on pier pads not strip footings both are under the slab
S-T-17	8' door on the first floor
S-T-18	6'8" second floor
	<u>Exterior & Exterior wall coverings</u>
S-EX-1	Deep well with water filtration system
S-EX-2	City sewer connection
S-EX-3	Sewer back flow prevention
S-EX-4	Landscaping per grading plan and county code
S-EX-5	Tree preservation assessments (to the best of our abilities)
S-EX-6	Sod in the front of the home with some hydro seed and straw, seeds and straw in the rear of the home.
S-EX-7	Black asphalt driveway to the garage
S-EX-8	Concrete lead walk to the front stoop.
S-EX-9	Cement based stone to the mid level of the front first floor windows and on all the exposed walls of the porch.
S-EX-10	Vinyl board and batton above the stone
S-EX-11	Upgraded vinyl siding rear and sides
S-EX-12	True arcitectual roof shingles (130 MPH windspeed VS Standard 80 MPH wind speed)
S-EX-13	No wood on roof trim facia or feeze board, the outside only PVC-plastic.
S-EX-14	No metal soffit, just PVC soffits
S-EX-15	The standard exterior of the home is almost pure maintence free home. Just powerwashing. Only when you buy the painted trim or brick that you will have to touch up the paint.

S-EX-16	6" commercial gutters and down spouts vs 5" or 4" residential gutters. (less gutter cleaning) We do not recommend a gutter guard as these can clog also this is an extra-wide gutter and good for water retention.
S-EX-17	All gutters end up in a drywell so there is little to no roof runoff onto the street or water on the property or against the home itself.
	<u>Electrical/Plumbing/HVAC</u>
S-EPH-1	Dual Electric hot water (100 to 110 total extra hot water) Mix with cold water to get several 100 gallons.
S-EPH-2	Cat 6e modem outlet (1 per floor)
S-EPH-3	Ceiling fans 1st floor
S-EPH-4	Ceiling fans 2nd floor
S-EPH-5	Ceiling fans Lower Floor
S-EPH-6	All ceiling fans are 52" white fans, fans automatically upgrade with hardware packages. (Brushed nickel, Matte Black, brushed gold)
S-EPH-7	Recess lights 1st floor (on dimmer switch) See options list for total number
S-EPH-8	Recess lights 2nd floor (on dimmer switch) See options list for total number
S-EPH-9	Recess lights Lower level (on dimmer switch) See options list for total number
S-EPH-10	Two exterior electrical fixtures front door
S-EPH-11	Two exterior electrical fixtures garage door
S-EPH-12	Two total exterior electrical fixtures rear of the home near doors
S-EPH-13	Two exterior electrical receptacles
S-EPH-14	Two exterior hose bibs
S-EPH-15	Sprinkler system throughout the home, including garage and basement.
S-EPH-16	Fire detectors, carbon monoxide detectors and radon detectors throughout the home
S-EPH-17	Radon Vent

S-EPH-18	1 Attic fan on a solar panel, with automatic on and off depending on the heat in the attic.
S-EPH-19	two zone HVAC system
S-EPH-20	Dual Sump pumps with back up battery and smart changer.
S-EPH-21	two large single bowl sinks in the kitchen (one in the spice kitchen and one in the main kitchen)
S-EPH-22	Both spice kitchen and main kitchen downdraft vented to the outside.
S-EPH-23	Recess lights over main sinks on its own switch and recess lights through out the kitchen
S-EPH-24	All Toilets Kohler
S-EPH-25	All Toliets Elongated
S-EPH-26	All Toliets slow close lids
S-EPH-27	All tubs Kohler
S-EPH-28	All plumbing fixtures Kohler
S-EPH-29	All Electrical fixtures are Kichler
S-EPH-30	All Ceiling fans are Kichler
	<u>Paint/trim</u>
S-PT-1	Thin coffered ceilings Living room
S-PT-2	Thin coffered ceilings Family room
S-PT-3	Illuminated tray ceiling Dining rm
S-PT-4	Illuminated tray ceiling Foyer
S-PT-5	DC-98 Trim around window inside
S-PT-6	Sherman Williams paint (semi-gloss white) doors and trim
S-PT-7	Sherman Williams paint (cool platinum) walls
	<u>Certifications</u>
S-CE-1	Multiple third party engineering inspections on the concrete released to the client
S-CE-2	30 day mold retention, it is the owners due diligence to check for mold within 30 days of moving in.
S-CE-3	Energy star system with certification
S-CE-4	VEC blower test with certified results

S-CE-5	357 point pre-drywall inspection including this document
S-CE-6	230 point pre move in inspection
S-CE-7	Post trade inspection, after every trade there is a basic inspection to help in the point inspections mentioned above.
S-CE-8	Homeowner walk through a few weeks before move in.
	<u>Flooring</u>
S-FL-1	Extreme scratch resistance
S-FL-2	100% waterproof
S-FL-3	Stone poly-floor with a resistant vinyl top that has the look of hardwood hard to tell from real wood.
S-FL-4	Does not warp (often in real solid wood)
S-FL-5	Does not gap (often in real solid wood)
S-FL-6	Does not curl (often in real solid wood)
	<u>Appliances</u>
S-AP-1	two five burner cooktops (ten burners total)
S-AP-2	Built in microwave oven
S-AP-3	Built in double wall ovens
S-AP-4	Large fridge with filtered water and ice in the door
S-AP-5	2 Modern style hoods vented to the outside. One on the smoke kitchen, one in the main kitchen.
	<u>Cabinets</u>
S-CB-1	Cabinet maker: Merillat has three lines; basic, classic and autograph (their signature line). We only use Autograph throughout the whole home!
S-CB-2	Soft-touch/slow close cabinets doors and drawers
S-CB-3	Dovetail construction on all drawers instead of staples or glue
S-CB-4	Ply wood box instead of particle board
S-CB-5	2 lazy Susans at corner of the kitchens
S-CB-6	4 to 6 glass cabinet doors at the wall (see layout)
S-CB-7	Under drawer glides instead of rollers on the side.
S-CB-8	The maple raised panel cabinets are solid maple doors not veneer. (only for stains not paint)

S-CB-9	Ever Core painted cabinet as these practically eliminates any grains, hairlines, and seams only for (paints not stains)
S-CB-10	Cabinet hardware changes based on house style chosen
S-CB-11	Two pull out shelves at island
S-CB-12	Pull out trash cans at cabinet doors
S-CB-13	Two preparation sinks at the island
S-CB-14	Merillat best cabinet construction
S-CB-15	Under cabinet lights in the main kitchen
	Fireplace
S-F-1	Floor to ceiling stone fireplace (cement stone) with little to no mortar showing on the fireplace
S-F-2	Electric fireplace
S-F-3	Remote for fireplace
S-F-4	Blower with automatic on and off depending on the heat.
	Windows
S-WD-1	Low-e
S-WD-2	Argon gas
S-WD-3	EZ-tilt for easy cleaning of the window
S-WD-4	Vinyl, maintenance free window
S-WD-5	Locking system

