

# ILLINI TRAILS

## QUALITY CONSTRUCTION FEATURES

### FOR ENDURING VALUE:

- Reinforced poured concrete basement
- Double perimeter drain tile with submersible sump pump
- Steel beams, columns and stairways in basements painted
- All crushed stone/ rock fill under garage and porch concrete slabs
- Foundation walls with footings around all front porches
- Homes built individually on site

### FOR ENDURING VALUE CONT:

- A structural floor system with 2"x10" floor joists, 16" on center, bearing on steel beams
- Second floors on 1-1/2 story and 2-story homes have posi-strut floor trusses
- All wall studs placed 16" on center with 2x4 and 2x6 wall studs
- 25 year self-sealing roof shingles over black felt paper
- Shutoff valves placed on all water supply lines to individual fixtures

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## FOR ENDURING VALUE CONT:

- Two freeze-proof hose faucets
- Textured interior wall finish with textured ceiling with choice of six standard colors
- Front yards are sod with rear and side yards seeded
- Street trees planted by Fulford Homes
- Pre-designed landscape packages per plan
- City-maintained streets, sewers and water mains
- Landscaped entrance with monument and common areas maintained by homeowners association

## FOR ENERGY SAVINGS:

- Insulation:
  - R-30 fiberglass ceiling insulation over all conditioned living spaces
  - Exterior walls surrounding conditioned areas insulated with R-13 batt fiberglass insulation
  - All exterior walls have Tyvek® Homewrap® air & water infiltration barrier, a weatherization membrane that provides a protective layer under the home's siding and over the sheathing
  - R-13 floor joist perimeter insulation
  - All exterior walls are equipped with a polyethylene air and vapor infiltration barrier
  - Sill sealer installed between top of foundation wall and treated wood plate

## FOR ENERGY SAVINGS CONT.:

- Insulation cont.:
  - Special attention is given to placing fiberglass insulation around windows and exterior doors
- Windows/ Doors/ Sealants:
  - Alenco® tilt-in windows are maintenance-free vinyl with insulated glass & internal colonial lites (grille patterns modified on Craftsman elevations)
  - Cultured marble window sills
  - Quaker vinyl sliding patio door
  - Exterior doors including door to garage are insulated metal-clad units with an adjustable threshold
  - All necessary exterior joints (including around windows and doors) are caulked
  - Attic space ventilated by ridge vent and eave type vented aluminum soffit
  - Prefinished metal garage door with vinyl weather stripping by Overhead Door Co.®
  - Perimeter of all windows wrapped with rubberized membrane to minimize air and moisture infiltration
- Mechanical Equipment:
  - Heat and air conditioning provided by YORK energy efficient gas furnace with a minimum AFUE of 80% and a condensing unit with a 13 SEER
  - Large 42" Majestic radiant fireplace
  - 50 gallon water heater

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## STANDARD LUXURY ITEMS:

- Living/ Family Area
  - Large 42" Majestic heat circulating fireplace painted mantle surrounds with marble face & hearth
  - Recessed eyeball can light over fireplace
  - Cathedral ceilings (as shown on plans)
  - Choice of carpet color with high density pad
  - Beautiful oak rails at stairways (per plan) with wall to wall carpet
  - Polyurethane pre-finished ¾" thick oak hardwood floor at Foyer with choice of color
- Kitchen/ Laundry/ Utility:
  - Armstrong® vinyl floor covering with underlayment
  - Durable Formica®, Pionite® or Wilsonart® counter tops in a vast number of colors
  - Whirlpool® self-cleaning electric range with frameless glass door & window
  - Whirlpool® built-in over the range microwave
  - Whirlpool® dishwasher
  - Moen® Kitchen faucet with sprayer
  - Stainless steel Kitchen sink
  - 220-volt clothes dryer outlet with exterior vented exhaust
  - Laundry Room shelf
  - Built-in Kitchen pantry closets (as shown on plan)
  - Garbage disposal
  - Water supply for ice maker

## STANDARD LUXURY ITEMS CONT:

- Baths/ Bedrooms/ Dressing Areas:
  - Armstrong® vinyl floor covering in all baths
  - Separate 3' x 4' shower with glass enclosure and chrome trim in Master Bath
  - Moen® chrome single-lever faucets in Master Bath
  - Designer towel bars, shower enclosures, etc., in Master Bath, Hall Baths and Powder Room
  - Large walk-in closet in all Master Bedrooms
  - Vinyl coated, ventilated shelving in all Bedroom closets
  - Large picture window in Master Baths
  - Oversized back-saver double bowl vanities in Master Baths
  - All vanities have cultured marble tops in choice of colors
  - Large Master Bedroom (cathedral ceilings per plan)
  - Moen® pressure balanced anti-scald shower valves
  - All Bedrooms with ceiling lights
  - Moen® single-lever chrome faucets in Hall Baths & Powder Room
  - Fiberglass tub/ shower combination in all Hall Baths
  - Expansive plate glass mirrors over all vanities
  - Exhaust fans in all Baths
  - CPVC water supply piping throughout house

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## ADDITIONAL STANDARD LUXURY ITEMS:

- Job painted 6-panel interior doors with painted colonial trim and choice of paint colors (doors modified on Craftsman elevations)
- Maintenance-free 4" double or Dutch lap vinyl siding with a wide choice of colors
- Elegant satin nickel thumb latch front entry lockset with dead bolt
- Heavy duty door stops
- Wiring for two lights on front of garage
- Front-entry two-car attached Garage
- 12' x 14' concrete patio with step
- Main water shut-off valve for entire house
- Exterior vinyl shutters with wide choice of colors
- Exterior painted trim designed for lasting value (per front elevation)
- Architectural millwork is Stylemark® formed, low-maintenance trim (per front elevation)
- Enclosed maintenance-free aluminum overhangs
- Superb array of distinctive exterior designs with floor plans that are spacious and practical
- \$800.00 lighting fixture allowance
- Two hours of interior design consultation service
- Seamless aluminum gutters & downspouts with vinyl splashblocks
- Garage walls adjacent to house, and garage ceiling drywalled and firetaped
- Garage door opener with two transmitters
- Ceiling fan/ light wiring with double switches in Family Room & Master Bedroom
- Fulford Homes 2-year limited warranty

## ADDITIONAL STANDARD LUXURY ITEMS:

- 3' wide service sidewalk from garage to front porch
- Five telephone and five cable outlet structured wiring package
- Security system
- Black mailbox with post in pre-determined location
- Brick address block in pre-determined location

## AVAILABLE OPTIONS:

- Pre-finished stained 6-panel pine doors with stained trim
- Stained oak mantle surround
- 3-car Garage (opener included)
- Tandem Garage available on Colorado plan
- Walk-out basements with 12' x 14' cedar deck with stair, rough-in plumbing drains for bath in basement, sliding patio door, 3' x 5' window and siding on rear wall with painted side foundation walls (priced per plan)
- Wood decks
- Whirlpool tubs
- Beautiful bay windows
- Cathedral ceilings in Master Bedroom
- Rough-in bath plumbing in Basement
- Gas line to dryer
- Termite pre-treatment
- 9' first floor ceilings
- 9' foundation walls
- English basements
- Craftsman elevations priced per plan

**Note:** Standards and features subject to change to equal or better quality without notice. Not all details are covered by this feature sheet.