



Quality Construction Features

For Enduring Value:

- Oversized home sites
- Homes setback 45' from curbs (except in cul-de-sacs)
- 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
- **Side entry 3 car Garage**
- A structural floor system with 2"x10" floor joists, 16" on center, bearing on steel beams

For Enduring Value cont:

- 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
- All exterior walls covered with engineered structural sheathing
- ½" drywall on ceilings and walls
- **Granite Kitchen counter tops**
- 30 year architectural style, laminated, self-sealing roof shingles over black felt paper
- Shutoff valves placed on all water supply lines to individual fixtures
- Two freeze proof hose faucets
- Textured interior wall finish with textured ceiling with choice of six standard colors





For Enduring Value cont:

- Entire lot (except wooded areas) seeded and covered with straw
- Two street trees provided
- \$1,200 landscape vouchers
- City-maintained streets, sidewalks, sewers and water mains
- Landscaped entry with monuments 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-15 BIBS 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
 - R-15 BIBS insulation in all walls adjacent to garage
 - R-19 fiberglass batt insulation in walls that do not allow for blown-in insulation
 - All exterior walls are equipped with a polyethylene air and vapor infiltration barrier

For Energy Savings cont.:

- Insulation cont.:
 - Sill sealer installed between top of foundation wall and treated wood plate
 - Special attention is given to placing fiberglass insulation around windows and exterior doors
- Windows/ Doors/ Sealants:
 - Silver-Line® by Andersen tilt-in windows are maintenance-free vinyl with insulated glass & internal colonial lites
 - Cultured marble window sills
 - Andersen® Perma-Shield® 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 Thermacore® insulated 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 Trane energy efficient gas furnace with a minimum AFUE of 80% and a condensing unit with a 13 SEER
 - 50 gallon gas water heater with expansion tank



Standard Luxury Items:

- Living/ Family Area
 - 42” direct vent gas fireplace, painted mantle surrounds with marble face & hearth
 - Recessed eyeball can light over fireplace
 - Choice of front door and sidelights
 - Cathedral ceilings (as shown on plans)
 - Choice of carpet color with high density pad
 - Beautiful oak staircase with oak skirt boards and waterfall style carpet runner on 1-1/2 & 2 story plans
 - Polyurethane pre-finished ¾” thick oak hardwood floor at Foyer with choice of color
 - Circle top or arched windows (as shown on plan)
 - Wood trimmed cased openings (where shown on plan)

- Kitchen/ Laundry/ Utility:
 - **Granite Kitchen counter tops**
 - Built-in planning center (per plan)
 - Crown mould on wall cabinets
 - Work island with electric outlet (per plan)
 - Armstrong® vinyl floor covering with underlayment
 - Granite Kitchen counter tops

Standard Luxury Items cont:

- Whirlpool® self-cleaning electric range with frameless glass door & window
- Whirlpool® built-in over the range microwave
- Whirlpool® dishwasher

- Kitchen/ Laundry/ Utility cont:
 - Designer Moen® waterfall single control faucet in chrome finish
 - 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)
 - Recessed can lighting in Kitchen
 - Garbage disposal
 - Water supply for ice maker

- 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



Standard Luxury Items cont:

- Baths/ Bedrooms/ Dressing Areas:
 - Designer chrome towel bars, shower enclosures, etc. in Master Bath, Hall Baths and Powder Room
 - Large Master Bedroom (vaulted ceilings per plan) that will accommodate king-size furniture
 - Double door entry to Master Bedrooms (per plan)
 - Large walk-in closet in all Master Bedrooms
 - 16" deep Superslide vinyl coated, ventilated shelving in all Bedroom closets (double shelf on 1 side of Master Bedroom closet)
 - Oversized back-saver double bowl vanities with make-up areas in Master Baths (except Lyndhurst)
 - All vanities have cultured marble tops in choice of colors
 - Moen® pressure balanced anti-scald shower valves
 - Moen® single-lever chrome faucets
 - Fiberglass tub/ shower combination in all Hall Baths
 - Expansive plate glass mirrors over all vanities
 - Heat/ fan/ light combination unit in all Master Baths
 - Exhaust fans in all secondary baths and Powder Room

Standard Luxury Items cont:

- Baths/ Bedrooms/ Dressing Areas:
 - Pedestal sink with beveled oval mirror in all Powder Rooms

Standard Luxury Items cont:

- Job painted 6-panel interior doors with painted colonial trim and choice of paint colors
- Designer drywall ceiling in Dining Room
- 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
- CPVC water supply piping throughout house
- Exterior vinyl shutters painted your choice of color (per front elevation)
- Exterior painted wood trim is Miratec® for lasting value (per front elevation)
- Architectural millwork is Fypon® formed urethane, low-maintenance trim (per front elevations)
- Enclosed maintenance-free aluminum overhangs
- Garage walls and ceiling are drywalled and firetaped with one coat of paint
- Garage door openers with 4 transmitters
- Ceiling fan/ light wiring with double switches in Family Room and all Bedrooms



Standard Luxury Items cont:

- Wiring for two lights on exterior of garage at garage door
- Side-entry three-car attached Garage (some with additional storage capacity)
- 12' x 14' concrete patio with step
- Main water shut-off valve for entire house
- Superb array of distinctive exterior designs with floor plans that are spacious and practical
- \$1,200.00 lighting fixture allowance
- Four hours of interior design consultation service
- Seamless aluminum gutters & downspouts with vinyl splash blocks
- Fulford Homes 2-year limited warranty
- 5 telephone & 5 cabinet outlet structured wiring package, plus security system
- Custom designed house number plaques
- Elegant mailbox on post (located per plan and local code)
- 4' wide service sidewalk from garage to front porch

Available Options cont:

- Premium home sites
- Walk-out basements with 12' x 14' deck with stair, rough-in plumbing drains for bath in basement, sliding patio door, 3' x 5' window, and siding on rear wall with vinyl siding on side foundation walls (priced per plan)
- Pre-finished stained 6-panel pine interior doors with stained trim
- Stained oak mantle surround
- Gas line to dryer
- Custom wood decks
- Whirlpool tubs
- Beautiful bay windows for several rooms
- Coffered ceiling in Master Bedroom (per plan)
- Rough-in bath plumbing drains in basement
- Cook tops and wall ovens
- Termite pre-treatment
- 9' first floor ceilings
- 9' poured foundation walls
- Daylight Basement

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