



## **STANDARD FEATURES**

**By: Kraftech, Inc.**

Features are Based on a Fully Improved Lot in Heartridge Subdivision  
[www.kraftechhomes.com](http://www.kraftechhomes.com)

### **EXTERIOR FEATURES**

- Custom stone or brick accents on front elevation
- Maintenance free vinyl siding
- 4" vinyl siding corners
- Aluminum fascia and overhangs
- GAF Timberline Manufacturers lifetime roof shingles with continuous ridge and soffit vents
- Seamless gutters and downspouts
- House wrap for Air and water penetration
- Front covered entry (may vary per design)
- Limestone address stone

### **WINDOWS**

- Maintenance-free vinyl windows, Low"E" double thermal insulated glass, tilt in for easy cleaning
- (2) Glass block basement windows vented with screens
- Grids on all elevations and full screens on all operable windows. Grids vary for architectural purposes

### **FRAMING/STRUCTURAL FEATURES**

- Dimensional lumber throughout
- 16" on center framing for roofs, walls and floors
- 3/4" T&G flooring glued, nailed & screwed
- 7/16 roof and wall sheathing
- 9' high ceilings on first floor
- 8' high ceilings on second floor

### **HEATING AND COOLING**

- Carrier Heating and Cooling Equipment
- 95% efficient forced air system with 13 seer Air Conditioning and programmable thermostat

### **INSULATION**

- R-15 walls (Batt), R-49 ceilings (Blow-in) in heated areas
- Fully insulated garage walls and ceiling
- Air infiltration package-Caulk foam and seal top and bottom plates, mechanical penetrations, corners, and around door and window spaces
- Foam filled foundation walls above grade

### **HOMESITE AND UTILITIES**

- All Utilities on site (sanitary, water, storm, gas)
- Underground electric and cable
- Final grade

### **DOORS- (EXTERIOR)**

- Fiberglass exterior front entry door with handle set and deadbolt lock.
- Insulated garage doors with opener
- Vinyl patio slider or Swing door in Dining to rear yard
- Fiberglass insulated self-closing Garage to house door

### **FOUNDATION/STRUCTURAL FEATURES**

- 12-course foundation with 12" block wall reinforced with rebar
- 30-yr dry basement manufactures warranty
- Parge finish above grade on perimeter of home
- Footers reinforced with rebar
- 8" concrete block Garage/Porch walls
- Rigid interior and exterior drain tile with gravel around basement foundation
- Structural steel beams and columns

### **ELECTRICAL**

- 200 amp main electrical service
- (5) Recess cans in Kitchen
- GFI outlets in kitchen, baths, garage and basement
- One exhaust fan in each bathroom
- (3) CAT 6 home run ethernet jacks
- (3) RG 6 home run cable jacks
- (2) exterior GFI outlets
- Door bell with chime
- Smoke detectors in all bedrooms and on each floor with battery backup
- Carbon monoxide detector on bedroom level
- White electrical outlets and switches
- (2) Ceiling fan light combinations in Master bedroom and Gathering
- Option of electric or gas service to Dryer
- Light fixtures: Allowance item



## **PLUMBING**

- Stainless steel undermount Kitchen Sink
- Moen chrome pull out kitchen faucet
- 50 gallon hot water heater
- White elongated bathroom toilets
- 1" house water main
- PVC sanitary and venting systems, PEX interior waterlines
- Hot and cold water connections in bath tub, lavatory, kitchen sink, laundry tray and garage
- Shut off valve on all water supply lines
- Install gas line to furnace, hot water tank, range, and fireplace if applies
- Water feed for ice maker in Kitchen
- Floor drain in basement
- Garage Floor drain(s)
- Laundry Utility tub

## **CONCRETE- (EXTERIOR)**

- 13'-0" reinforced concrete drive
- 4'-0" reinforced concrete sidewalk to front door
- 4" thick Basement and garage floor

## **BATHROOM FEATURES**

- White fiberglass shower in Master with shower door
- 1/4" Plate glass mirrors installed above vanities in all bathrooms (excluding powder room)
- Moen Eva chrome fixtures
- Chrome tissue holder and towel bars in all baths
- One-piece tub/shower in guest bath
- Exhaust fans in all baths

## **CLOSETS**

- All closets shall have one row of wire shelving, 12" deep white
- All pantry closets shall have four rows of wire shelving. 12" white
- All linen closets shall have four rows of wire shelving. 12" white
- All walk-in closets shall have one row of wire shelving on walls as shown on plans. 12" white (may vary per plan)

## **FIREPLACE**

- Direct vent gas fireplace with custom mantle/surround (may be optional on plan)

## **PAINT, STAIN, AND FINISHING**

- Semi-gloss trim paint
- Interior wall painting includes one prime coat and one finish coat
- Stained poplar mantle, stain handrail & stained newel posts
- Exterior door painting (Buyer's choice of color)
- (3) Paint colors of choice

## **INTERIOR TRIM**

- Hollow core, Masonite Interior doors
- 3 1/4" door and window casing (painted)
- 5" Baseboard (painted)
- Poplar stained custom mantle (if applies)
- Poplar stained handrail
- Custom poplar newel posts (if applies)
- Plymouth-Schlage Series hardware keyed alike
- Painted base and casing throughout home

## **DRYWALL**

- Knock down ceiling texture for all habitable rooms
- Rolled texture drywall finish in garages and closets
- 1/2" drywall ceilings and walls
- 5/8" Fire code rated drywall in garage

## **KITCHEN FEATURES**

- Painted cabinets: Shaker Style
- 1/2 H.P. Garbage disposal
- Granite Kitchen Countertops: Allowance Item
- Granite vanity countertops: Allowance item
- Built-in microwave/rangehood: Allowance item
- Slide in Oven: Allowance item
- Refrigerator: Allowance item
- Dishwasher: Allowance item

## **FLOORING**

- LVP Allowance item: Foyer, Kitchen, Dining
- Ceramic Allowance item: Laundry, All baths
- Carpet Allowance item: Bedrooms, Greatroom, Stairs, Closets