

Stern Homes Standard Features in Cool Spring Forest

Exterior

- q Sod and irrigation for front and side yards
- q Rear yard graded and seeded
- q Asphalt drive
- q Exposed aggregate walk
- q \$1500 shrub package plus (2) 2" caliper trees in front yard
- q Treated wood deck per plan
- q Insulated fiberglass front door
- q Attached 2 car garage
- q Garage door opener with 2 remotes
- q Brick foundation
- q Partial brick front (per plan)
- q Beaded vinyl siding
- q 30 year dimensional asphalt roof
- q Post lamp (included in lighting allowance)
- q Screen for air conditioning compressor
- q Seamless gutters and downspouts
- q Standard mailbox
- q Brass kick plate

Interior

- q 9' ceilings on first floor
- q Two member crown in living room, dining room, and foyer
- q Two member chair rail in dining room and foyer
- q Carpeted pine stairs
- q Hardwood floors (#1 common white oak flooring with two coats of polyurethane) in living room, dining room, foyer, and half bath if off foyer)
- q Carpet (\$14/00/sqyd allowance) in family room, bedrooms, study (where applicable) and upstairs halls.
- q Vinyl floor (\$12/00/sqyd allowance) kitchen, nook and utility room.
- q Ceramic tile floor in master bath and family bath
- q Direct vent gas fireplace with standard mantel and slate hearth and facing
- q Structured cabling package
 - 4 cable television outlets
 - 4 home run phone jacks
 - Category 5 computer cabling for 2 workstations
 - Surround sound wiring for family room
 - Central structured cable patch panel to accommodate future expansion and customization
 - Chase tube from crawl space to attic to facilitate future wiring
- q \$1200 lighting allowance
- q Security system prewire
- q Washer and dryer connection
- q 2 zone gas heat with electric central air conditioning (single zone on ranch plans)
- q 50 gallon gas water heater
- q Side hinged closet doors

Interior (continued)

- q Ceiling fan rough-ins in family room and master bedroom
- q Entire garage sheetrocked

Kitchen

- q 42" wall cabinets; maple raised panel cabinets
- q GE black freestanding smooth surface range with self cleaning oven
- q GE black dish washer
- q Spacemaker microwave over range vented to outside
- q Disposal
- q Plastic laminate kitchen counter tops
- q Icemaker connection for refrigerator
- q 8" deep double bowl stainless steel kitchen sink with chrome single handle faucet

Baths

- q Fiber glass tub in family bath
- q Fiber glass shower with obscure glass enclosure in master bath
- q Cultured marble vanity tops
- q Platform soaking tub with ceramic tile platform and back splash in master bath
- q All baths vented by exhaust fans
- q Plate glass mirrors in bath rooms; octagonal mirror with beveled edges in half bath/1st floor bath
- q Pedestal lavatory with two-handle faucet in half bath
- q Two-handle chrome faucets in full baths
- q Elongated toilets

Low Maintenance Features

- q PVC louvers
- q Vinyl siding shutters
- q Aluminum or wrought iron porch rails (per plan)
- q Window grills inside glass
- q Insulated glass vinyl windows with single hung vinyl sash
- q Ventilated closet shelving

Energy Saving Features

- q Special sealing of the duct systems to limit leakage
- q Insulated windows and exterior doors
- q Special building envelope sealing:
 - Selected structural components are sealed as they are installed
 - Penetrations of the building envelope by pipes, wiring, etc, are sealed
 - Windows and exterior doors are sealed with foam
 - Interior trim caulked to sheetrock for air sealing as well as appearance