

Stratmoor Heights

STANDARD & OPTIONAL FEATURES

Revised January 1, 2008

QUALITY FEATURES

- ♦ 2-Car Garage With Insulated Garage Doors
- ♦ Garage Pre-Wired For Door Openers
- ♦ Elevated and Vaulted Ceilings "per plan"
- ♦ Rounded Drywall Corners
- ♦ Knock-Down Textured Walls and Ceilings
- ♦ Tile or Hardwood Flooring in Entry "per-plan"
- ♦ Upgraded Linoleum in Kitchen, Baths and Laundry
- ♦ Family Room Ceiling Fan Pre-wire
- ♦ Master Bedroom Ceiling Fan Pre-wire
- ♦ Brick or Stone Exterior Garage Column Facing
- ♦ Covered Front Porches "per plan"
- ♦ Customized Siding Designs
- ♦ Gas Fireplace with Tile Surround
- ♦ Breakfast Bar "per plan"
- ♦ Kitchen Pantry "per plan"
- ♦ Custom Niches, Entertainment Center and Plant Ledges "per plan"
- ♦ Walk-in Closets "per plan"
- ♦ 3½" Colonial or Carpenter Style Baseboards
- ♦ 3 CAT5 Bundles (phone, cable, satellite, network)
- ♦ 2 Exterior Garage Lights
- ♦ Six Panel Painted Colonist Doors
- ♦ Ice Maker Hook-up
- ♦ Basement Bath Rough-In "per plan"
- ♦ Stainless Steel or Porcelain on Steel Kitchen Sink
- ♦ Dishwasher, Electric Smooth-Surface Range/Oven, 1/3 hp Garbage Disposal, and Microwave
- ♦ Rear Cement Patio Stoop
- ♦ Chrome Plumbing Faucets
- ♦ Bronze or Satin Nickel Lighting Package
- ♦ 1/2" Carpet Pad
- ♦ 26oz. Carpet
- ♦ Laminate Countertops
- ♦ Oak or Birch Flat-Panel Cabinets
- ♦ Front Yard Landscaping With Sprinkler System, Wing Fencing, and Gate

QUALITY CONSTRUCTION FEATURES

- ♦ Individually Engineered Foundations
- ♦ Individual Lot Soil Testing
- ♦ Engineered Truss System
- ♦ Expansion Joints In Concrete Flooring
- ♦ ¾" T&G Sub-flooring (Screwed and Glued)
- ♦ Moisture Barrier in Crawl Space
- ♦ Dimensional Shingles w/ 35 Year Warranty
- ♦ Dead Bolt Exterior Door Protection
- ♦ Privacy Lock Bedroom and Bathroom Doors
- ♦ Smoke Detector Alert System
- ♦ 16" On Center Studs
- ♦ 2"x 6" Studs At Balloon Walls
- ♦ Exterior Peripheral Drain System
- ♦ Front and Back Water Spicket
- ♦ Structural Exterior Wall Sheeting
- ♦ Foundation Compaction
- ♦ TJI "Silent Floor" System
- ♦ Steel "I" Beam / Microlam Structural Supports
- ♦ Builder Home Warranty

QUALITY ENERGY EFFICIENT FEATURES

- ♦ Insulated Front Doors
- ♦ Double Pane Vinyl Thermal Low-E Windows
- ♦ 80% + High Energy Efficiency Furnace
- ♦ One-zone Heating Thermostat
- ♦ Insulation: R-38 Ceilings, R-19 Floors and Cantilevers, R-13 Exterior Walls
- ♦ Poly-Seal Air Infiltration Package
- ♦ Quick Recovery 50 gal. Gas Hot Water Heater
- ♦ Full Exterior Caulking Package
- ♦ Energy Efficient Gas Fireplace w/External Air Intake

QUALITY (OPTIONAL) FEATURES

- Floorplan Customization and Design
- Tile or Solid Surface Counter Tops
- Stereo or Alarm System Pre-wire
- Additional Phone, Cable, or CAT5 Hook-ups
- Cultured Stone Fireplace Surround
- Stucco, Extra Stone, or Extra Brick on Exterior
- Garage Extensions (2', 4', or 3-car)
- Exterior Garage Access Door
- Walk Out and Garden Level Basements (per lot)
- Redwood Decks With Optional Stairs
- Cement or Stamped Concrete Patios
- Covered Front Porch Extensions "per plan"
- Bay or Box Windows "per plan"
- Study Option "per plan"
- Additional Wood or Tile Flooring
- Laundry Room Sink "per plan"
- Stained Six Panel Doors and Woodwork
- Kitchen Island "per plan"
- Washer and Dryer
- Refrigerator
- Upgraded Appliances
- Insulated, Sheet Rocked, and Painted Garages
- Garage Door Openers
- Jetted Tubs
- Additional Fireplaces
- Ceiling Fans
- Central Air Conditioning
- Central Vacuum
- Humidifier
- Upgraded Plumbing Faucets and Fixtures
- Full or Partial Finished Basements
- Glass Shower Doors
- Additional Lighting: Recessed Cans, Exterior Lights, Under or Above Cabinet Lighting
- Skylights
- Upgraded Lighting Fixtures
- Gas Line Stub-Outs