

# Presidential "D"

## Standard Features



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### Interior Features

- Deluxe carpet with 5-year warranty
- 3/8" premium carpet pad
- Painted wood window sills and stools
- Custom smooth walls and textured ceilings
- 9' first floor ceilings
- Vaulted/cathedral ceiling in master bedroom and great rooms (per plan)
- 2-panel 6'-8" painted interior doors and woodwork
- Qty. 4 - Cat5e telephone/ethernet jacks (Grt RM, Mast, Den, Kit)
- Qty. 2 - RG 6 cable tv outlets (Grt RM, Mast)
- 18" UL Listed Structured Wiring Enclosure
- 4 x 6 Telephone Hub
- 6-way video splitter
- Attic access
- Vanguard or Flowguard Flex water lines
- Dryer vent and 220 volt outlet
- Lights in all closets
- Satin nickel - lever handles and locks on interior doors
- "Flex-Room" (per plan)
- Laundry sink w/ base cabinet
- Drywall arches per plan

### Kitchen Features

- Recessed lights per plan
- "Easy care" no-wax vinyl floors
- **Aristrocraft** kitchen cabinets in Maple, Oak, or Laminate
- Maintenance-free laminate kitchen counter tops
- Spacious kitchen drawers
- Recess lights per plan
- **GE** dishwasher, self cleaning electric range w/built-in microwave
- Full size pantry (per plan)
- Stainless steel double bowl sink
- Ice maker line
- Garbage disposal
- Kitchen pass thru (per plan)
- Satin nickel **Delta** single handle faucet
- Desk organizer per plan

### Bath Features

- Satin nickel - **Delta** plumbing fixtures
- Low-maintenance laminate vanity tops
- Decorative bathroom lighting
- 42" Full-size vanity mirror in each bath
- Decorative bathroom vanities with drawers
- "Garden" tub 42" - double-bowl or 2 single vanities in all master bathrooms (per plan)
- Low maintenance embossed tile fiberglass tub/shower combination with shower rod in baths
- Satin nickel towel bar and paper holder in each bath
- Exhaust fans in all baths

### Exterior Features

- Insulated exterior doors
- Limestone street address or house address stone
- Brick window sills
- 25 year warranted fiberglass shingles
- Full house 12" soffit overhangs
- 5" seamless aluminum gutters and downspouts w/ splash blocks
- Covered porch per plan
- Front porch posts per plan
- Insulated front entry door. 6-panel embossed
- Putty and paint free double pane "easy to clean" insulated windows with custom enclosed upper grids
- Shutters on front windows per plan
- Sodded front yards with landscape package
- Hydroseed rear and side yard
- Front and rear GFI outlet
- Two frost free garden hose faucets
- Concrete patio per plan
- 6' to 9' sliding glass patio door w/ transom window per plan
- Doorbell on all homes
- All exterior concrete sealed

### Garage Features

- Decorative, steel garage door
- Sealed concrete garage floors, side walks and driveways
- 8' tall garage doors
- All common walls between house and garage are drywall
- Concrete garage floors sealed

### Construction Features

- 2 x 4-16 o/c exterior walls
- 2 x 4-24 o/c (no load bearing) interior walls
- Engineered concrete block foundation
- Tongue and groove 3/4" sub flooring nailed and glued (multi-level)
- Engineered roof truss system
- Engineered wall system
- Drywall nailed and screwed
- Attic ventilation with ridge vents and soffit vents
- 12 month inspection

### Energy Efficient Features

- Fluorescent light in laundry room
- Fluorescent light in garage
- R-38 ceiling insulation, R-19 exterior wall insulation package
- Anti-air infiltration by maximum weather stripping and caulking
- Thermal exterior doors
- Electric furnace with heat pump
- Energy efficient 13 seer air conditioner

### Security Features

- **Seagull** decorative lights at front porch and back door
- Dusk to dawn coach lights at garage
- Steel insulated front door and garage to house door with lock and dead bolt
- Smoke detectors
- GFI protected outlets in kitchen, baths, and front and rear exterior
- Two rear spot lights on back of house
- Computerized front door lock

9/28/09

