

# Majestic

## Standard Features

"45 Years of Excellence"  
Locally Owned and Operated

**Shoopman**  
Homes

shoopmanhomes.com  
855-999-3872

### 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
- Satin nickel handles and locks on interior doors
- Qty. 2 - Phone Jacks
- Qty. 2 - Cable Jack
- Attic access
- **Vanguard®** or **Flowguard®** Flex water lines
- Dryer vent and 220 volt outlet
- Cathedral ceilings (optional)
- Ventilated closet shelving
- Putty and paint-free double pane "easy clean" insulated windows with custom enclosed grids
- Two panel painted doors and trim
- Ceiling lights in walk-in closets
- 42" knee-wall w/cap at stairs per plan
- 3 1/4" tall baseboards, 2 1/4" casings

### Kitchen Features

- "Easy care" no-wax vinyl floors
- Custom kitchen cabinets
- Maintenance-free laminate kitchen counter tops
- Spacious kitchen drawers
- **GE®** dishwasher, electric range w/deluxe hood fan
- Full-size pantry (per plan)
- Stainless steel double bowl sink
- **Delta®** (or equal) faucets - lever with separate spray
- Ice maker line
- Garbage disposal

### Bath Features

- Chrome - **Delta®** (or equal) plumbing fixtures
- Low-maintenance laminate vanity tops
- Decorative bathroom lighting
- 36" tall vanity mirror in each bath
- Low maintenance embossed tile fiberglass tub/shower combination with shower rod in baths
- Chrome 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 3-Tab shingles
- 12" gable overhang on front of house
- 5" seamless aluminum gutters and downspouts w/ splash blocks
- Covered porch per plan
- Front porch posts per plan
- 6-panel steel front door
- Windows and sidelights per plan
- **Andersen®/Silver Line®** Energy Efficient, Maintenance Free Vinyl Windows
- Raised panel vinyl 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
- 6'x6' concrete stoop per plan
- 6' sliding glass patio door per plan
- Doorbell on all homes
- All exterior concrete sealed

### Garage Features

- Decorative, steel garage door
- Sealed concrete garage floors, side walks and driveways
- All common walls between house and garage are drywalled
- Concrete garage floors sealed

### Construction Features

- 2 x 4-16 o/c exterior walls
- 2 x 4-24 o/c (non-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

- R-38 ceiling insulation, R-18 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
- 1/2" StyroFoam on exterior home walls

### Security Features

- **Seagull®** decorative lights at back door
- Dusk to Dawn coach lights at garage
- Steel 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
- Recessed can lights at front porch

