

Westfall Village
Westfall Ct. Section
Standard Features

Structural Integrity:

1. Full height 8" poured foundations or 4' frost walls depending on location
2. 4000 PSI concrete floors with key ways (Fiberglass reinforced-basement, wire mesh-garage)
3. Full foundation models have Steel I Beam bearing beams with 3" solid cement filled columns
4. Integral radon mitigation system
5. 2 x 6 wall construction(including garage)
6. Building wrap around all areas
3/4" T&G Advantec Sub floor glued
7. 30 year GAF, architectural roofing with heavy gauge brown aluminum valleys

Exterior Finishes:

8. Vinyl siding and soffits, aluminum fascia
9. Attention to detail: beaded soffit & stamped concrete porches, frieze accents, etc.
10. Andersen Low E, tilt wash, double hung windows with screens and integral grilles
11. Stamped concrete sidewalks, and terraces
12. Coach style garage doors with operator
13. Disturbed areas graded and seeded
14. Paved driveways on those less than 100' in length
15. Complete Landscape Package

Interior Finishes:

16. Painted colonial six panel interior doors
17. Wide 3 1/4 "case molding throughout (except inside non walk in closets) with whole house 5 1/4" beaded baseboard
18. Contrasting eggshell painted interior walls
19. Gas fireplace with mantel included
20. Stained oak railings and stair treads (2 story models only)
21. Pure White painted trim with contrasting walls(every nail hole filled)
22. Garage sheetrocked and taped with one coat

23. Solid Oak foyers, kitchens, dinettes , family or great rooms and 1/2 baths if applicable
24. Ceramic tile main and master bath floors(\$5.00 SF Allowance)
25. Wall-to-wall carpeting on 1/2" bonded pad
26. Customer can select cabinets and counter tops.
27. Cultured Marble vanity tops with 36" high mirror and bath accessories
28. Customers' choice of brands and models of appliances, package includes: (\$ 1,500. Allowance) Electric or gas range, Dishwasher, Microwave/Hood

Plumbing & Heating:

29. Kohler brand fixtures
30. Upgraded pedestal sink, and water closet in half bath
31. Lasco, fiberglass one piece tub or shower units
32. Choice of faucets
33. Two frost free hose bibs
34. L.P. gas hot air heat
35. Humidifier

Electrical:

36. Customers' choice of light fixtures (\$ 1,500.00 allowance)
37. 4 dimmers
38. High capacity fan light combination in baths
39. Garage door opener
40. Smoke detectors with battery backup & CO2 detectors
41. 2-Cat 5 jacks with computer network capability
42. Exterior GFI outlets, front and rear
43. Phone and cable TV jacks in all bedrooms, kitchen, living room and family room
44. 200 AMP underground service in conduit
45. 6-recessed lights & labor for one paddle fan per house standard
46. Customizable electrical layout

Energy Efficiency:

47. Insulated steel entry doors
48. R-21 fiberglass in all exterior walls, R-38 fiberglass ceilings(R-30 minimum)
49. All window openings double packed with fiberglass
50. R-11 fire retardant fiberglass on interior of foundation from floor to top of wall(excluding garage)
51. Insulated garage

Protecting Your Investment:

52. Ed & EJP have been doing business in Sand Lake for 38 years(We stand behind our product)

53. Written Builder's warranty

54. A complimentary repair of drywall and wood shrinkage or warpage within 1st year (if applicable)