

Westfall Village

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. SolidOak 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)