

B Fetzer Properties

Indian Woods

Standard Features

STRUCTURAL FEATURES

- Reinforced 3,000 p.s.i. termite treated concrete slab with raised block foundation
- Concrete driveways and sidewalks 3,000 p.s.i
- Concrete patio or treated wood deck per/plan
- Standard 16" O.C. 2x4 framing with 7/16" OSB sheathing
- Stick built framing with engineered roof system where possible

ENERGY SAVINGS FEATURES

- Continuous ridge ventilated roof system
- House wrap on exterior walls
- R-15 fiberglass wall insulation
- R-30 fiberglass ceiling insulation
- Energy efficient A/C with Heat Pump
- Single hung energy efficient Low-E vinyl windows with insulated glass and screens

EXTERIOR

- Vinyl shutters (per plan)
- Masonry front porch with brick edging (per plan)
- Generous plant package with sodded front lawns and seeded rear and side lawns
- Steel overhead garage door
- Covered porches, per plan
- Low maintenance vinyl siding and soffit with PVC aluminum fascia
- 30 year fiberglass, mildew resistant self-sealing shingles
- Fiberglass insulated doors with Kwikset locks

PLUMBING FEATURES

- Fiberglass tubs and shower (per plan)
- Emergency turn-off valves at exposed plumbing lines
- 2 anti-siphon exterior hose bibs
- Ice maker supply line
- Standard toilets
- All pex and PVC plumbing lines
- 50 gallon quick recovery water heater

ELECTRICAL FEATURES

- GFI receptacles per code
- Underground utilities
- Exterior security floodlight on rear of home with switch at rear entry
- Switched ceiling fan/light pre-wired in bedrooms and great room
- 200 amp underground electrical service
- All weather front and rear exterior outlets

KITCHEN FEATURES

- Glass top self-cleaning electric range
- Standard sink
- No wax vinyl flooring
- 30" Oak flat panel cabinets (builder selection)
- 24" built-in dishwasher
- Built-in space saver microwave
- Single lever kitchen faucet with spray unit
- Pantry closet, per plan

MASTER SUITE

- Towel ring(s) and towel bar per plan (brushed nickel finish)
- Single handle, narrow spread faucet (brushed nickel finish)
- Oak flat panel vanity with mirror/per plan
- Cultured marble vanity top
- No wax vinyl flooring
- Whirlpool in master bath/per plan
- Shower door/per plan
- Vaulted cathedral ceilings/per plan
- Spacious walk-in closets with ventilated shelving/per plan

BATHROOM FEATURES

- Towel ring(s) and towel bar per plan (brushed nickel finish)
- Single handle faucet, (brushed nickel finish)
- Oak flat panel vanity with mirror/per plan
- Cultured marble vanity top
- No wax vinyl flooring
- Shower door/per plan

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INTERIOR FEATURES

- Interior hardware Dulaney brushed nickel door locks and hinges
- No wax vinyl flooring in foyer
- 36" wide gas log fireplace with marble surround/per plan
- Colonial six-panel doors
- Stain resistant carpet
- Textured, sound trapping ceilings
- Semi-gloss latex trim paint
- Flat latex wall paint
- Disappearing stairway in garage for light attic storage/per plan
- Plant shelf in living area/per plan
- Vaulted/cathedral ceilings/per plan
- 3 ½ " baseboards, including bathrooms
- 2 ¼ " colonial door casing
- High quality ventilated closet shelving

QUALITY ASSURANCE

- Pre-orientation walk-thru inspection
- One year builder's warranty
- Manufacturer's warranty on appliances, air conditioner compressor, fixtures and equipment