

www.SteinerHomesLTD.com

EXTERIOR

- Your Choice of Cultured Stone or Brick Exteriors per Areas on Plan
- Mastic Carvedwood Double 4 Vinyl Siding
- Certaineed High Grade Architectural 30-Year Dimensional Shingles
- Jeld-Wen Single Hung Vinyl Low-E Windows w/Argon Gas Filled for Better Insulating Value
- Handmade Columns and Details as Tradition of Steiner Homes
- Insulated, Drywalled, and Pained Garage w/Exterior Keypad and Opener
- White Raised Panel Steel Insulated Garage Doors
- Fire-Rated Steel Insulated Exterior Doors with Various Style Selections Available
- 6'-0" Jeld-Wen Full View Vinyl Sliding Glass Door (per plan)
- Minimum 18'0" Wide Poured Concrete Driveway
- 4'0" Poured Concrete Private Walk to Driveway or Street
- Poured Concrete Public Walk when Required per Subdivision or City
- Sealant Coat on Driveway and Sidewalks
- Fiber or Wire Mesh Reinforcement in Exterior Concrete
- 12'-0" x 14'-0" Rear Concrete Patio (per plan)
- Rough-Grade for Proper Drainage

INTERIOR

- 9'-0" Main Floor Ceilings
- 8'-0" Second Floor Ceilings
- Various Color Options of Sherwin Williams Paint on all Walls and Ceilings
- Solid-Core Doors Throughout the House
- Masonite Interior Door Selections with Various Available Styles
- 33" Wood-Burning Fireplace with Custom Mantle and Raised Hearth with Tile Surround (per Plan)
- Personalized Lighting Allowance
- All Bedrooms Pre-Wired for Ceiling Fans
- Any Combination of Ten Cable Jacks and Telephone Outlets
- Direct-Wire Smoke Detectors with Battery Back-Up in Every Bedroom and One Smoke/Carbon Monoxide Detector on Each Floor
- Interior Arches as Tradition of Steiner Homes
- 12" White Metal Shelving in All Closets and Pantry

KITCHEN

- Kemper Maple Cabinets with Soft-Close Dovetail Drawers and Various Color Selections on homes priced above \$250,000 – Kemper Echo Maple Cabinets w/Variou Color Selections on homes priced below \$250,000
- Crown and Rope Trim Detail on All Kitchen Cabinets
- Microwave Hood, Frigidaire Dishwasher and ½ Horsepower Garbage Disposal
- Stainless Steel Drop-In Double-Bowl Kitchen Sink, 18 Gauge
- Delta Chrome Kitchen Faucet with Soap Dispenser
- Select Laminate Countertops with Post Forum
- Generous Kitchen Pantry

BATHROOMS

- Delta Chrome Bathroom Faucets
- White Pedestal Sink in Powder Room (per plan)
- Raised Height Vanity in Master Bathroom
- Soaker Tub in Master Bathroom
- Ceramic Tile Shower Surround with Fiberglass Base in Master Bathroom (per plan)
- 3/8" European Frameless Glass Shower Surround and Door in Master Bathroom
- Fiberglass Tub/Shower Unit (per plan)
- Beveled Edge Bathroom Mirrors Installed Above Each Vanity and Pedestal Sink

FLOORING

- Solid ¾" Oak Hardwood Flooring (15-Year Guarantee) w/9 Coats of Urethane and Aluminum Oxide for Optimal Wear
- Wood Flooring Provided in Entry, Kitchen and Nook
- Generous All Ceramic Tile in Bathrooms, Laundry and Mud Room
- High Quality Stainmaster Carpeting and Super 6# Pad
- ¾" AdvanTech (50-Yr. Guarantee) Sub-Floor Decking, Nailed and Glued on First and Second Floors

TRIM

- White Finger-Jointed Pine 5-1/4" Base Trim on Main Floor and 4-1/4" on the Second Floor
- Handmade Columns and Newel Posts (per plan)
- High Profile Header Trim Detail Over Interior Doors and Windows on the Main Floor
- White Finger-Jointed Pine 3-1/2" Picture Framed Casing on Second Floor Interior Doors and Windows
- Shoe and Base in all Rooms with Wood Flooring
- Interior Doors and Trim Painted Your Choice of White, Off-White or Antique White

STRUCTURAL

- Drain Tile Inside and Outside of Foundation
- 8' Stone Base Layer w/ 6 Mil Plastic under 6 Bag, 4" Poured and Divide Concrete Floor
- Concrete Foundation Wall Patched and Sprayed w/Foundation Sealant
- Unfinished Basement, 8'-0" Foundation Wall Pour
- 2x6 Basement Load-Bearing Wall Construction
- 2x4 Exterior Wall Construction w/OSB Sheathing and R-Wrap
- Triple Protected Wrap around Windows and Doors
- Wall Studs, Floor Joists and Rafters 16" on Center
- 2x10 Southern Yellow Pine or Douglas Fir Joists
- Synthetic Felt under Dimensional Shingles
- Leak-Proof Ice Shield on First 36" of Roof and in Valleys

DETAILS

- 92(+) % Energy Efficient Humidifier Gas-Forced Air Heating System
- 13-Seer Air Conditioning Unit
- 50 Gallon Gas Hot Water Heater
- R-40 Fiberglass Blown-In Ceiling Insulation
- R-15 Net & Blow Fiberglass Wall Insulation
- Two Exterior Hose Bibs
- Drip Edge and Flashing Around Entire Roof
- Recessed Sump Pit with Sump Pump