

# STEINER HOMES LTD.

## STANDARD FEATURES

CPS – Contractor provided selection

### EXTERIOR

- Cultured Stone per Areas on Plan (CPS)
- High Durability 0.044 Mil Double-4 Vinyl Siding (CPS)
- CertainTeed High Grade Architectural 30-year Dimensional Shingles
- Synthetic Felt under Dimensional Shingles (CPS)
- White Aluminum soffit/fascia (per plan)
- 4" LP White Window trim on Front Elevations (per plan)
- LP white Frieze/Band Boards (per plan)
- Handmade Columns and Details as Tradition of Steiner Homes (per plan)
- White aluminum gutters and downspouts
- White Single Hung Vinyl Windows w/Low E & Argon Gas Filled glass
- White Raised Panel Steel Insulated Garage Doors w/ keypad and opener
- Steel Insulated Exterior Doors (CPS), Round (BN) hardware and front door handle set (CPS)
- 6'-0" Full View Vinyl Sliding Glass Door (per plan)
- Poured Concrete Driveway (per plan)
- 5'0" Poured Concrete Private Walk to Driveway or Street
- Poured Concrete Public Walk when Required per Subdivision or City
- Sealant Coat on Driveway, Private Sidewalks, and Garage Floor
- Fiber or Wire Mesh Reinforcement in Exterior Concrete
- 12'-0" x 14'-0" Rear Concrete Patio (per plan)
- Rough-Grade for Proper Drainage away from House

### FOUNDATION/ STRUCTURAL

- Drain Tile Inside and Outside of Foundation
- Two (2) Recessed Sump Pits with one (1) Sump Pump and one (1) Settling Pit, except for walkout basements
- Aquanot II backup sump and waterproofing spray exterior foundation coating is included with *finished* basements
- Concrete foundation wall sprayed with damp proofing emulsion is included with *unfinished* basements
- 4" Poured Concrete Basement Floor with Fiber Mesh Reinforcement over 8" Stone Base
- Concrete Foundation Wall Sprayed with Damp Proofing Emulsion
- Unfinished Basement, 8'-0" Foundation Poured Walls
- 2 Foundation Windows (1 egress and 1 standard)
- Load Bearing Steel Beams and Lolly Columns/2x6 bearing walls in Basement (per plan)
- 2x4 Exterior Wall Construction with proper structural sheer and R- Wrap
- Floor joists- 2x12
- ¾" Subfloor- nailed and glued

### MECHANICALS

- 92(+) % Energy Efficient Gas-Forced Air/Heating System
- Whole house humidifier
- 13-Seer Air Conditioning Unit
- Two Exterior Hose Bibs
- PEX waterlines throughout house
- 50-gal Water heater
- Gas to range/dryer
- 200-amp Electric service wired w/ Romex
- 2 ceiling fan hangs/2 garage outlets

- Direct-Wire Smoke Detectors with Battery Back-Up in Every Bedroom and one (1) Smoke/Carbon Monoxide Detector on Each Floor
- R-40 Fiberglass Blown-In Ceiling Insulation (house ceiling where applicable)
- R-15 Net & Blow Fiberglass Wall Insulation
- Finished Garage- Insulated (R-11 walls/ R-19 ceiling), Drywalled, and Painted white

## **INTERIOR**

- 9'-0" Main Floor Ceilings
- 8'-0" Second Floor Ceilings
- Paint all Walls and Ceilings same Sherwin Williams color (CPS)
- Solid-Core Doors Included on Main Floor and Second Floor (CPS)
- Direct Vent Fireplace with Custom Mantle and 16" Raised Hearth with Tile Surround per Plan
- Personalized Lighting Allowance
- Interior Arches as Tradition of Steiner Homes per plan
- 12" White Wire Shelving in All Closets and Pantry per plan
- Hardwood flooring included in Kitchen, Nook, Entry, Powder Bath and Dining
- Tile flooring included in Mudroom, Laundry, Hall Bath and Master Bath
- Carpet and #8 pad in all remaining finished rooms, Stairs up and down
- Primed 5-1/4" Base Trim on Main Floor and 4-1/4" on the Second Floor – Painted White
- Handmade Columns and Newel Posts per plan
- Stained Poplar Handrails (Stains CPS)
- High Profile Header Trim Detail Over Interior Doors and Windows on the Main Floor
- Primed 3-1/4" Picture Framed Casing on Second Floor Interior Doors and Windows – Painted White
- Shoe in all Rooms with Hardwood and Tile Flooring
- Interior Doors and Trim Painted White
- Round hardware (BN)
- Any Combination of Ten (10) Coax and Cat6 Outlets

## **KITCHEN**

- Maple Cabinets with Soft-Close Dovetail Drawers with Stained Wood or Base White Color selections on all homes
- Crown with Bead Mold Trim Detail on All Kitchen Cabinets
- Stainless-Steel Microwave and Stainless-Steel Dishwasher
- ½ Horsepower Garbage Disposal
- Stainless-Steel Undermount Kitchen Sink
- Delta Chrome Kitchen Faucet (CPS)
- Granite Countertops with Beveled Edge (CPS)
- Cabinet hardware (CPS)

## **BATHROOMS**

- Maple Cabinets with Stained Wood Finish
- Delta Chrome Bathroom Faucets (CPS)
- White Round toilets
- White Pedestal Sink in Powder Room per plan
- Raised Height Vanity in Master Bathroom
- Soaker Tub in Master Bathroom (style per plan)
- Ceramic Tile Shower Surround with Fiberglass Base in Master Bathroom, 1 corner shelf
- 3/8" European Frameless Glass Shower Surround and Door in Master Bathroom per plan
- Fiberglass Tub/Shower Unit in Hall Baths per plan
- Beveled Edge Bathroom Mirrors Installed Above Each Vanity and Pedestal Sink per plan
- Cabinet hardware (CPS)
- Toiletries (CPS)

**1 Year Full Craftsmanship Labor/Material Warranty**