



Standard D&F Home Features

No Wax Vinyl Flooring
Whirlpool Self-Cleaning Electric Range
Whirlpool Charcoal Vented Microwave
Whirlpool Energy Efficient Dishwasher
One Third Horsepower Garbage Disposal
Ice-Maker Box; Laundry Box
Delta Single Lever Chrome Plumbing Fixtures
8" Stainless Steel Double Bowl Sink

Spacious Pantry as shown on plans
Wood Front Cabinets & Crown Molding-Several Colors to choose from and Granite Counter Tops Class-A
Choice of Premium Carpeting with a 6# Pad
Plaster or Drywall painted choice of 2 colors flat paint
2 Panel Arched Doors and Trim Package
Calked Doors and Baseboard
4-1/4"-inch Baseboards
Cable & Telephone Connections in Living Room and all Bedrooms
Shower Door on Master Bath
Chrome Delta Bath Fixtures
Convenient Linen Closets (per plans)
Mirrors in all Bath Areas
Anti-Scald Shower Valves
Fiberglass Tubs & Showers
Freedom Rail Wire Shelving in all Closets
Exhaust Fans in all Bath Areas
Cultured Marble Tops and Adult Height Vanity in all Bathrooms
Egress Window in Basement
\$1500.00 Front Door Allowance
Windows Taped & Caulked to Prevent Leakage
Three-Foot-Wide Sidewalk from Porch to Driveway
Limited Lifetime Architectural Shingles
Covered Fascia & Soffit, D4 Dutch Lap Siding
Seamless Gutters & Downspouts
Gas Fireplace with Wood Mantle & Marble Surround
Pre-wire for Ceiling Fans and Lights in all Bedrooms, Living Room,
\$1500 lighting allowance
12' x 12' Concrete Patio
Hueber ZIP System
Recessed Can Lights (3 included in package)
Iron Spindles
200amp Electric Service
Rough-in Plumbing for Bath in the Basement
All Copper Plumbing Pipes

Champion Waterproofing (Rubber Membrane)
Lifetime Waterproof Warranty on Basement Walls
50-Gallon Electric Hot Water Heater
Foundation Poured for all Covered Porches
Nailed and Glued Sub Floors
Active Radon Mitigation System
Buried downspouts
Front Yard Sodded; Back and Side Yard Seeded (in D&F Neighborhoods)
Foundation Drain tile to Sump Pit (pump included)
Wood-I Floor Joist with Water Resistant Sub Floors where code allows

Energy Package

R-50 Ceiling Insulation
Energy Efficient 14.5-Seer Air Conditioner
R-24 Blown in Blanket Insulation
Low E Vinyl Windows with Grills and Marble Sills
Energy Efficient 93%+ Gas Furnace
Sound Proof all Wet Areas and Master Bedroom
2x6 Exterior Walls

OPTIONAL FEATURES

Decks and Sunrooms
Upgraded Door(s) to Solid or Pine
Central Vac
Jetted Tubs
Oak Stair Cap
Chair Rail
Ceramic Tile
Stamped Concrete
Geothermal HVAC Units
Electronic Air Cleaners

Coffered Ceilings or Trey Ceilings
Crown Molding
Walk out Basement (on select home sites)
Nine Foot Basement Walls
Nine Foot Walls – First Floor
Intercom System
Yard Sodded/Landscaping

As a custom home builder, the options are endless!

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