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5909 Wheelock Road
 Fort Wayne, IN 46835
 www.grdvillas.com

Presidential Features

Energy Savings

90%+ High Efficiency Gas Furnace
 High Efficiency Central Air Conditioning (13 SEER)
 50 - Gallon High Efficiency Gas Hot Water Heater
 R - 40 Insulation on Flat Ceilings (house)
 R - 19 Exterior Wall Insulation (house)
 Two-Inch Foam Insulation around Perimeter of Slab
 Wayne Dalton Steel Insulated Panel Garage Door
 Therma-Tru Steel Panel Insulated Exterior Doors
 Andersen Series 400 Windows with Low-E insulating glass
 Screens for All Active Windows
 Window, Door, and Electrical Foam Package
 Insulated Exterior Window & Door Headers

Exterior

16' Concrete Driveway to Street (standard building line setback)
 12' x 12' Concrete Patio
 42" Concrete Sidewalk to Front Door
 3' Concrete Sidewalk to Service Door
 Two Frost Proof Water Spigots
 Two Weatherproof receptacles
 Arched Windows per plan
 Aluminum Soffits, Gutters, & Down Spouts
 Horizon (shake look) Style Shingles (30-year warranty)
 65 lb. Felt in All Valleys & 15 lb. Felt Throughout
 Brick Front Elevation with Street Address Block (per plan)
 Maintenance Free Vinyl Siding on Remaining Elevations
 Generous Landscaping Allowance (see quote)

Kitchen and Baths

One-Piece Gelcoat Fiberglass Tubs & Showers
 Whirlpool in Master Bath per Plan
 Chrome Shower Door for Each Shower
 Chrome Curtain Rod for Each Tub/Shower Combo
 Swan Acrylic Kitchen Sink
 Delta Single Lever Chrome Faucets
 Chrome Hard Water Faucet
 Elongated 1.6 Gallon Toilets
 19" Round or Oval Lavatories
 One Exhaust Fan in Each Bath
 Manabloc Water Lines
 PVC Drain Lines
 Harlan Custom Raised Panel Cabinets (Level 3)
 Laminate Counter Tops
 G.E. Electric Range & Dishwasher (or per buyer)
 G.E. Space Saver Microwave (or per buyer)
 Range vented to exterior of home
 InSinkErator Garbage Disposal
 Ice Maker Line Run to Refrigerator
 Separate Hard Water Lines
 Towel Bars and Paper Holders in Each Bath

Interior

Six Panel Solid Core Masonite Doors (painted)
 3 1/4" Poplar Casing; 4 1/4" Poplar Baseboard (painted)
 3 Piece Crown in Grt Rm; 4 1/4" Crown in 2 Rms
 Wood Jambs for All Openings
 Spanish Lace Ceilings (house and garage)
 Custom Shelving and Rods by Closet Concepts
 Poplar Rails and Balusters per Plan
 Floor Covering Allowance (see building quote)
 Majestic Fireplace with Ceramic to Mantel Height
 Custom Made Poplar Mantel
 Brass Titan Hancock Door Hardware
 Deadbolts on All Exterior Doors
 High Flat or Cathedral Ceilings per Plan
 Wood Finished Beams for All Cathedrals
 Two Coats of Paint on All Walls
 Eggshell (Finish) Paint on Walls in Kitchen and Baths

Electrical

200 Amp Service
 Smoke Detector per Code
 Wiring for Five Phone Outlets
 Pre-wire for Five TV Outlets
 Gas & Electric to All Appliances
 Copper Electrical Wiring
 Aluminum Range Cable
 Ground Fault Breakers per Code

Garage

Painted & Trimmed with Pegboard on One Exterior Wall
 Spanish Laced and Painted Ceilings
 Insulated Wall and Ceiling
 Garage Door Opener w/2 Controls
 30" x 54" Pull Down Stairway
 Six Sheets of O.S.B. Flooring in Attic for storage
 Service Entry Door per Plan

Framing

2" x 4" Finger Jointed Studs 16" O.C.
 1/2" Super Tuff - R (or Comparable) Exterior Sheathing
 3/4" OSB T & G Floor Sheathing Nailed & Glued
 Top Construction Grade Lumber

General

In-House Computer Aided Designs
 Professional Interior Designer
 One-Year Full Warranty
 Ten Year Limited Warranty
 City Sidewalks per Building Quote

Final Prices Subject To Builder Site Inspection

Price and Features Subject To Change without Notice