



DeGraff • Bloom
Custom Builders, Inc.

Quality Standard Features
Old Mill Court

❖ **Exterior Features**

- ~ GAF 30-year architectural shingles or equal
- ~ Choice of roof colors from builder's selection
- ~ Paneled vinyl shutters & grills on front windows
- ~ Norandex vinyl siding or equal
- ~ Vinyl soffits
- ~ Gutters, downspouts at builders discretion
- ~ Two-car garage
- ~ Garage door openers with two remotes
- ~ Yard is fine graded & seeded (25' perimeter)
- ~ Upgraded landscape package

❖ **Efficient Kitchen**

- ~ HomeCrest, Merillat oak cabinets- or equal
- ~ Post-formed laminate counter tops
- ~ Double bowl stainless steel sink
- ~ Frigidaire Stainless Range FGF366DC or equal
- ~ Frigidaire Stainless Micro/Hood FDB750RCC or equal
- ~ Frigidaire Stainless Dishwasher FVM156DS or equal

❖ **Bathroom Features**

- ~ HomeCrest, Merillat oak vanity or equal
- ~ Cultured marble tops in full baths
- ~ Easy-care tub in full baths
- ~ Pedestal sink in powder bath
- ~ Chrome towel bars & shower rods

❖ **Construction Features**

- ~ 2" x 6" construction
- ~ 1st floor features 9' ceilings
- ~ Poured concrete full basement under main house
- ~ Blacktop binder driveway
- ~ Concrete paver sidewalk
- ~ 200 amp electrical service with circuit-breakers
- ~ Two exterior electrical outlets
- ~ Two exterior water faucets
- ~ Passive radon mitigation system

❖ **Energy Features**

❖ **ENERGY STAR CERTIFIED**

- ~ 50 gallon gas hot water heater
- ~ High efficiency 92% AFUE Goodman gas furnace
- ~ Humidifier
- ~ 13 SEER Central Air Conditioning
- ~ R-19 exterior walls
- ~ R-38 ceilings with proper vents
- ~ Insulated basement walls
- ~ Vent-A-Ridge on roof with soffit vents
- ~ Water-saving plumbing faucets & toilets
- ~ Therma-Tru insulated steel entry doors or equal
- ~ Simonton, Silverline or equal Low E Argon filled single hung vinyl windows with screens

❖ **Interior Appointments**

- ~ Lighting fixture allowance \$1,000.00
- ~ Wood Colonial handrails on stairway to 2nd floor
- ~ Gas fireplace with granite or marble surround & painted mantle (see builder selections)
- ~ Select oak hardwood floor in dining room & foyer
- ~ Ceramic tile in main, master & powder baths
- ~ No-wax vinyl floors in kitchen, laundry, mudroom
- ~ Scotchguard stain-resistant carpet
- ~ Six-panel Colonial interior doors (painted 1 color)
- ~ 2 color DB Designer paint scheme
 Walls-Muslin Summer Muslin Colonial trim
- ~ Washer/Dryer hookups
- ~ Two telephone outlets
- ~ Two cable outlets
- ~ Doorbell & chime
- ~ Smoke & carbon monoxide alarms per code
- ~ Closet Maid closet shelving
- ~ Schlage hardware-Plymouth style-Satin Nickel

❖ **General Information**

- ~ All house prices based on standard lot
- ~ Underground utilities
- ~ Dimensions are approximate
- ~ RWC Home Builders Warranty

Brick siding, tray ceilings & jet or garden tubs are optional, even if noted on floor plans

❖ **We can build the home of your dreams - All houses can be built to purchasers' specifications**

- ❖ Spec homes are priced to include Builder's choice of finishes. If purchaser wishes to choose any finishes other than those chosen, an additional cost will be incurred.
- ❖ Note: All standard specifications are subject to change without notice.

2/12/09