

# Stanley Martin Custom Homes' Standard Features List

## ***Appealing Exteriors:***

- Maintenance Free Double 5" Siding Per Design
- Maintenance Free Shake Siding Per Design
- Stone and Brick Water-tables Per Design
- Porches and Porticos Per Design
- Raised Panel and Board-n-Batten Shutters Per Design
- 30 Year Architectural Shingle
- Overhead Garage Door Openers with (2) Remotes
- Engineered Exterior Trim to Reduce Maintenance
- Two Hose Bibs
- Coach Lights
- Roof Vents
- Waterproof Membrane and Drainage System
- Sump Pump and Discharge Line to Protect Lower Level from Water Damage
- Maintenance Free Gutters
- Exterior Doors Keyed the Same
- Excavate Basement and Backfill Basement and Rough Grading around Home

## ***Luxury Interiors:***

- Oak Stairs with Craftsman and Traditional Rails per Design
- Wide Hard Surfaces Flooring in Kitchen, Breakfast, Mudroom, Foyer, First Floor Hallway and Powder room
- 13' x 13' Tile in Laundry room
- Gas Fireplace in Family room with Flush Slate Hearth and Surround and Wood Mantle
- Brushed Nickel Door Hardware
- Upgraded Flared Doorknobs in Brushed Nickel Finish
- 3.25" Wide Casing and 5.25" Baseboard
- Two Piece Crown Molding in Foyer, Dining, Study, Living room and Family room
- Two Piece Chair Rail and Shadow boxes in Dining room
- Two Tone Paint • Two Cat-6e Telephone and two cable outlets
- 9' and 10' First Floor Ceilings per Design and 9' Second Floor Ceilings
- Recessed Lights in Kitchen and Breakfast room and Hallways
- Brushed Nickel Lighting in Dining room
- Extra Closet Space for More Storage

## ***Spacious Kitchens:***

- Gourmet Kitchens with Painted and Stained Maple Cabinets

- 42" Wall Cabinets with Crown molding
- Wall Oven Cabinets and Refrigerator End Panels per Design
- Lazy Susan at corner cabinets for easy access
- Quartz and Granite Countertops
- Large Stainless Steel Under-Mount Sinks
- Kohler Simplice Faucet with Pullout Spray
- Garbage Disposer
- Stainless Steel Double Convection Wall Oven
- Stainless Steel Side-by-Side Refrigerator with Ice and Water in Door • Stainless Steel Cooktop
- Stainless Steel Microwave Vented to Exterior
- Stainless Steel Dishwasher
- Spacious Islands for Food Prep, Eating and Entertaining
- Recessed Lighting
- Choice of knobs

***Spa-Like Owner's Bath:***

- Upgraded 13 x 13 Tile on Floor
- Upgraded 13 x 13 Wall Tile to Ceiling
- European Style Tile Shower Pan
- Cement Wall Board Behind Tile
- Kohler Soaking Tub per Design
- Stained Maple or Painted White Vanities
- Heightened Vanity Cabinets
- Choice of Knobs
- Kohler Corolais Faucets
- Kohler-Sterling Elongated Commodes
- Elegant Light Fixtures
- 42" Tall Mirrors Over Vanities
- Exhaust Fan-Light System
- Chrome Toilet Paper and Towel Bar and Pencil Edged Mirrors

***Powder room:***

- Kohler Sterling Pedestal Sink and Elongated Commode
- Kohler Corolais Chrome Faucet
- Elegant Sconce Light Fixture in Chrome Finish
- Beveled Edge Mirror
- Hard Surface Flooring
- Chrome Toilet Paper and Towel Bar

***Secondary Baths:***

- Upgraded 13 x 13 Tile Flooring with 6 x 6 Wall Tile to Ceiling over Tub

- Cement Wall Board Above Tub
- Stained Maple or Painted White Vanities
- Heightened Vanity Cabinets
- Choice of Vanity Knobs
- Kohler Corolais Chrome Faucet
- Kohler-Sterling Elongated Commode
- Elegant Sconce Light Fixture in Chrome Finish
- Pencil Edge Mirror
- Hard Surface Flooring
- Chrome Toilet Paper and Towel Bar

***Structure:***

- 3 Piece Rough-in for Future Lower-Level Bath
- Egress Window in Lower Level Allowing for Future Bedroom
- Utility Hook-ups for Washer and Dryer
- Natural Gas Hook-up for Furnace, Fireplace and Cooking
- Doorbell at Entry Door
- Smoke Detectors at Every Bedroom and Every Level with Battery Back-up
- Steel I-beams and Steel Columns in Lower level for Added Support and Rigidity
- 3/ 4" T&G Sub-Flooring Glued and Screwed to Reduce Squeaks
- 1 / 2" OSB Wood Exterior Sheathing for Added Rigidity
- Exterior Walls Designed to Withstand Category 3 Hurricane
- Engineered Sump Discharge System to Protect Against Wet Basements
- Engineered Exterior Trim to Reduce Maintenance
- Two Exterior Hose Bibs
- Two Exterior GFI Outlets

***Think Green and Save Green:***

- Closed Spray Foam at First and Second Floor Band-boards to Reduce Air Leakage
- Spray Thermal Enclosure Foam Behind Electrical Outlets on Exterior Walls to Reduce Air Leakage
- Seal Outlets and Switches to Drywall on Exterior Walls to Reduce Air Leakage
- Seal Recessed Lights and Bathroom Fan/Light to Drywall Ceiling at Second Floor with Unconditioned Space Above to Reduce Air Leakage
- Air Seal Program Seals Gaps and Penetrations within Exterior Walls to Reduce Air Leakage
- Thermal Bridging at Chases, Behind Tubs and Showers to Reduce Air Leakage
- Quick Flash at All Mechanical Wall Penetrations to Reduce Air Leakage
- Advanced Non-expansive Foam Package Around all Windows and Doors to Reduce Air Leakage
- Skuttle-tight R40 Attic Access to Reduce Air Leakage
- Anchor Bolts (not Straps) at Top of Concrete Walls to Reduce Air Gaps and Leakage
- Transfer Grills at Second Floor Bedrooms to Hallway to Pressure Balancing

- High Efficiency 90% Gas Fired Furnace and 14 SEER Air Conditioner
- Programmable Thermostats
- Media Filter at Furnace
- All HVAC Ductwork Installed within Conditioned Space – No Ductwork in Unconditioned Attic
- Mastic Applied to Ductwork to Reduce Air Leakage
- Seal HVAC Supply Boots to Floor
- Attic Ventilation System
- (2) 50 Gallon Electric Hot Water heaters
- Tape Around top and Sides of Windows and Doors to Prevent Air Leakage
- Computer Modeling Verifies Homes Pass DOE's Energy Conservation Requirements (RESCheck)
- Computer Modeling of Heat Gain-Loss to Properly Size HVAC System
- Maintenance Free Low-e Energy Star Certified Shingle Hung windows
- Easy to Clean Tilt-in Windows
- Low Flow Faucets, Toilets and Showerheads
- Wall Panels Built Indoors and Supplied to Project to Minimize Wood Getting Wet, Minimize Waste, Reduce Gaps through Computer Modeling
- Insulated 3-Story Exterior Wall Corners to Allow Full R-Value in Corners

***Healthy Home and Healthy Body:***

- Water Resistant Oriented Strand Board Sub-Floors to Prevent Mold
- Moisture Resistant Cementitious Durock Behind Shower Walls
- Passive Radon System Rough-in with PVC Pipe from Basement Floor to Attic for Future Connection if Needed
- Cover Floor Registered During Construction
- Low VOC Paint

***Eco Friendly:***

- Vendor Extranet allows Subcontractors Paperless Access to Selections and Plans
- Vendor Extranet allows Subcontractors to be Paid Electronically
- Carpet Pad with minimum 50% Recycled Material
- Concrete with Fly Ash
- Computer Modeling of Wall and Roof Components to Manufacture Indoors with Minimum Waste

***We Stand with You Before, During and After Construction:***

- Founded in 1966 Stanley Martin Homes has built Tens of Thousands of Homes with a Goal of Ensuring a Satisfying Experience to our Customers
- Select Finishes from our Design Studio
- Series of Start-up and Pre-Construction Meetings to Ensure Expectations are Met
- Pre-Drywall Walkthrough to See What's Behind Walls

- Pre-Settlement Orientation to Demonstrate the High Quality of Your Home
- Two Month Follow-up Inspections to Review Your Warranty and Repair any Warranty items
- Ten Month Follow-up Inspection to Review Your Warranty and Repair any Warranty items
- Two Year Mechanical, Electrical and Plumbing Warranties
- Ten Year Structural Warranty
- Manufacturers Individual Warranties
- Five Year Termite Warranty

*Not Included: Site Costs, Permits and Utility Costs*