

<b>Garry Brasch Custom Homes, Inc.</b>			
<b>Feature Specifications</b>			
<b>Safety and Security Features</b>	<b>Estate Series</b>	<b>Premier Series</b>	<b>Majestic Series</b>
Steel insulated exterior doors	X	X	X
Smoke detectors all levels, all bedrooms (battery and hardwire)	X	X	X
GFI electrical circuit protection (kitchen,baths,outside garage and basement)	X	X	X
Privacy locks on bedrooms, bathrooms	X	X	X
Hot water expansion tank	X	X	X
Steel paneled insulated garage door with opener	X	X	
Steel paneled insulated garage door with opener, two remotes and keyless entry			X
Exterior lights by all outside doors	X	X	X
Water check valve on water service	X	X	X
Frost free water faucets at front and rear	X	X	X
Faucets with scald guards, tubs and showers	X	X	X
Weatherproof electrical outlets front and rear	X	X	X
Deadbolt locks on exterior doors	X	X	X
Titan door lock and thumb latch on entry door			X
Complimentary Security System if 3 year monitoring agreement selected	X	X	X
<b>Construction Features</b>	<b>Estate Series</b>	<b>Premier Series</b>	<b>Majestic Series</b>
Removal of trees only when necessary	X	X	X
Poured 8 ft wall height foundation and concrete footer - 3000 PSI	X	X	
Poured 9 ft. wall height foundation and concrete footer - 3000 PSI			X
Drain tile inside and outside of footer	X	X	X
Sump pump or natural drain	X	X	X
foundation waterproofing - 10 year warranty	X	X	X
R-wrap outside frame walls	X	X	X
Marque insulated vinyl windows with screens, wood jambs and casings	X	X	
Anderson 200 Series insulated wood windows with screens, wood jambs and casings			X
Wood floor joist per code	X	X	X
Wood 2 X 4 wall construction at 16" O.C..	X	X	X
3/4 inch tongue-and-groove sub floor, O.S.B. glued and screwed	X	X	X
Engineered wood roof trusses	X	X	X
Pre-finished 5" seamless gutters, 3" downspouts and splash blocks	X	X	
Pre-finished 5" seamless gutters, 3" downspouts buried and daylighted to yard			X
35 year dimensional shingles with felt paper and ridge vent	X	X	X
200 amp electrical service	X	X	X
Steel I - beam with post	X	X	X
Insulated wall batts R - 13	X	X	X
Insulated ceiling R - 30	X	X	X
1/2 inch drywall with smooth ceilings	X	X	X

<b>Construction Features (continued)</b>	<b>Estate Series</b>	<b>Premier Series</b>	<b>Majestic Series</b>
Textured ceilings and walls in garage	X	X	X
CPVC water supply lines	X	X	X
6 ft. 8 inch doors exterior and interior - first and second floors	X	X	
8 ft. doors exterior and interior - first floor/ 6 ft. 8 inch doors second floor			X
Gas forced-air furnace and central air conditioning, 80% efficiency	X	X	
Gas forced-air furnace and central air conditioning, 90% efficiency			X
50 gallon gas hot water heater	X	X	
75 gallon gas hot water heater			X
Humidifier			X
<b>Exterior Features</b>	<b>Estate Series</b>	<b>Premier Series</b>	<b>Majestic Series</b>
Brick and vinyl siding per plan	X		
Brick and HardiePlank siding per plan and community		X	X
Vinyl soffits	X		
Wood trim, soffits (HardiePlank siding)		X	X
Maintenance free vinyl shutters per plan	X	X	X
Concrete Driveway (4000 psi)	X	X	X
12' X 20' concrete patio	X	X	X
3' wide sidewalk to front door, 4000 PSI	X	X	
3 1/2' wide 'S' curved sidewalk to front door, 4000 PSI			X
\$1500 landscape allowance	X		
\$2500 landscape allowance		X	
Deluxe \$3000 landscape allowance			X
Yard seed, straw, fertilized where disturbed	X	X	
Front yard sod, sides and rear seeded and fertilized			X
<b>Interior Features</b>	<b>Estate Series</b>	<b>Premier Series</b>	<b>Majestic Series</b>
Hardwood floors in foyer, powder room, kitchen and breakfast nook	X	X	X
Crown molding in living room and dining room (one piece)	X	X	X
Chair rail in dining room	X	X	
Chair rail with picture frame molding in dining room			X
Oak handrails with painted spindles	X	X	
Oak handrail with wrought iron spindles			X
Carpeted box stairs	X	X	
Oak tread stairs with painted pine risers			X
Cathedral ceilings and/or vaulted ceilings per plan	X	X	X
Direct vent gas fireplace with marble facing and custom mantle	X	X	X
9 ft. ceilings first floor	X	X	X
White switch plates and outlet covers	X	X	

<b>Interior Features (continued)</b>	<b>Estate Series</b>	<b>Premier Series</b>	<b>Majestic Series</b>
White rocker switch plates and outlet covers			X
Six panel colonial doors	X	X	X
Brushed nickel levers - interior door hardware	X	X	X
Plush wall to wall carpet with Scotchguard Stain Release over 1/2" 6# pad	X	X	X
3 telephone outlets and 2 cable outlets, CAT5e, RG-6	X	X	
5 telephone outlets and 5 cable outlets, CAT5e, RG-6			X
2 pre-wired paddle fan locations	X	X	X
Interior/Exterior fixture lighting - \$1500 allowance	X		
Interior/Exterior fixture lighting - \$2500 allowance		X	
Interior/Exterior fixture lighting - \$3000 allowance			X
13 recessed lights	X	X	X
42" oak raised panel cabinets in kitchen (or equal)	X	X	
42" maple raised panel cabinets in kitchen (or equal)			X
Formica kitchen countertops with square edge	X	X	
Granite countertops in kitchen, \$7000 allowance			X
Maytag double oven, dishwasher, venting microwave and cook top (or equal)	X	X	
Maytag stainless steel double oven, dishwasher, venting microwave and cook top (or equal)			X
Garbage disposal	X	X	X
Double-bowl stainless steel sink with Moen pull-out faucet (or equal)	X	X	
Under mount stainless steel sink with Moen pull-out faucet (or equal)			X
220 volt circuit for range and dryer	X	X	X
Cultured marble vanity tops	X	X	X
Oak raised panel bathroom vanities	X	X	
Maple raised panel bathroom vanities			X
Elongated commodes	X	X	X
Faucets are platinum and chrome, Monticello by Moen w/ center spread handles (or equal)	X	X	
Faucets are brushed nickel, Monticello by Moen w/ wide spread handles in Master and Powder Room (or equal)			X
Porcelain on steel tub/shower with ceramic tile walls (hall baths)	X	X	X
Master bath shower with fiberglass pan floor and ceramic tile walls	X	X	
Master bath shower with ceramic tile floor and ceramic tile walls			X
Soaking tub in master bath per plan	X		
Whirlpool tub in master bath per plan		X	X
Ceramic tile flooring (12 X 12) in hall baths and master bath	X	X	X
Armstrong no-wax vinyl flooring in laundry room	X	X	
Ceramic tile (12 X 12) flooring in laundry room			X
Laundry room tub per plan	X	X	
Laundry room sink with base cabinet			X
Walls 2-coats Porter Paint (flat)	X	X	X
White painted trim and doors per plan	X	X	X
Dustless shelves in closets	X	X	X