



SJODIN CUSTOM HOMES **Included Signature Features** **Exhibit "A"**

INTERIOR FEATURES

- ☛ Painted Solid Core Six Panel Colonial Doors
- ☛ Painted 3 1/2" Casing and 5 1/4" Baseboard
- ☛ Decorator Light Fixture Package
- ☛ Vinyl Wrapped Wire Closet Shelving
- ☛ Smoke & Carbon Monoxide detector on Each Floor
- ☛ Smoke Detector with Battery Backup in Each Bedroom
- ☛ Wall-to-wall Stain Resistant Carpeting with Pad
- ☛ Pre-finished Oak Flooring in Foyer and Powder Rm.
- ☛ *Schlage* Premium Lever Door Hardware
- ☛ Front Entry Doorbell Chime
- ☛ Eight Wire Pulls for Phone, Cable and Data
- ☛ Nine Foot Ceilings on First Floor
- ☛ 6' Wide Masonry Fireplace with Gas Log Lighter and outside air intake
- ☛ Crown Molding and Chair Rail in Dining Room
- ☛ Wood Cased Openings
- ☛ Ceramic Tile Laundry Room
- ☛ Custom Oak Staircase with Handrails & Spindles

KITCHEN FEATURES

- ☛ *Pyramid* Custom Cabinets with Staggered uppers
- ☛ *Kohler* "Coralais" Pull-Out Faucet
- ☛ Granite Countertop with under mount SS Kitchen Sink
- ☛ *Frigidaire* Pro SS Energy Star Dishwasher
- ☛ *Frigidaire* Pro SS 30" Gas Cook top w/ 2 Power Burners
- ☛ *Frigidaire* Pro SS Self Cleaning AccuBake Dbl. Oven
- ☛ *Frigidaire* Pro SS 1.7 of Microwave-Hood Combo
- ☛ 1/2 H.P. Garbage Disposal
- ☛ Pre-finished Oak Flooring

BATHROOM FEATURES TOTAL "KOHLER HOME"

- ☛ *Pyramid* Custom Wood Vanities
- ☛ Cultured Marble Vanity Tops with Integral Bowls
- ☛ *Kohler* "Fairfax" Lever Handle Faucets
- ☛ Full Size Bath Mirrors
- ☛ Ground Fault Circuitry in All Baths
- ☛ *Kohler* Wellworth Elongated Bowl Water Closets
- ☛ Ceramic Tile Tub and Shower Surrounds
- ☛ Ceramic Tile Floors 12 x 12
- ☛ *Kohler* Soaker Tub and Separate Shower in Master
- ☛ Exhaust Fan in each Bathroom and Laundry Room.
- ☛ Pedestal Sink in Powder Room

EXTERIOR FEATURES

- ☛ Sodded Lawn with Shrub and Tree Package
- ☛ Distinctive Exterior Elevations
- ☛ Masonry Front Elevations per Plan
- ☛ LP SmartSide Lap Board Siding with 25 Yr Warranty
- ☛ Housewrap Air Infiltration Barrier System
- ☛ Aluminum Fascia and Soffit
- ☛ Aluminum Gutters and Downspouts with French drain tile
- ☛ *Pella* Fiberglass Insulated Stained Front Door per Plan
- ☛ *Schlage* Front Door Grip Handle
- ☛ *Pella* Pro-line Clad Wood Low e Patio Door with Screen per plan
- ☛ Three Waterproof Ground Fault Interrupter Exterior Outlets
- ☛ Two Frost Proof Exterior Hose Bib Faucets
- ☛ 16' Wide Blacktop Approach on 26' Wide Driveway
- ☛ Mill Creek Water Reclamation District Storm and Sanitary
- ☛ All Underground Utilities on Mill Creek 100' wide Lots
- ☛ *Pella* Pro-line Endura Clad Wood Double Hung Low e Insulated Glass Windows with Screens and Internal grills.

SJODIN QUALITY CONSTRUCTION FEATURES

- ☛ Interior Designer on staff coordinating selections
- ☛ All Sjodin Homes are **Energy Star** certified. Average HERS Index 58
- ☛ 2"x6" Studs on 24" Centers (Exterior Insulated Walls)
- ☛ R-21 Sidewall Insulation
- ☛ R-42 Attic Batt and Blown Insulation
- ☛ R-13 Basement Insulation.
- ☛ Whole House Insulation and Air Sealing System
- ☛ 8'10" Deep Pour Basement, Framed and Insulated.
- ☛ Architectural Series Roofing Shingles with 30 yr. warranty
- ☛ Foundation Water Proofing System with 5 Year Warranty
- ☛ 200 amp 220 Volt Service with 40 Circuit Breakers
- ☛ Sealed Sump Pit Connected to MCWRD Storm Sewer
- ☛ De-Humidifier and Built-in Humidifier
- ☛ 75 Gallon Power Vent High Efficient Hot Water Heater
- ☛ 92+% Energy Efficient *Lennox* Gas Furnace
- ☛ Three Car Drywall and Painted Garage
- ☛ Steel Insulated Overhead Garage Doors with 2 Openers
- ☛ *Lennox* Central Air Conditioning, 13+ S.E.E.R.
- ☛ Licensed Independent Professional Home Inspection

Your life is Custom...Shouldn't your new home be Custom? Ask your Sjodin Custom Homes Sales Associate to personalize your new Custom Home to suit your family's needs. *Sjodin Custom Home's policy of continual attention requires that the specifications, Included Features, floor plans, elevations and pricing be subject to change without notice.*

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