



**522 South 13th Street
Decatur, Indiana 46733
1-800-589-4332
www.ideal-builders.com**

STANDARD FEATURES

↑ Standard Exterior Features

- Andersen 100 Series single hung windows with Low-E glass and slim line hardware
- 30 Year Landmark Architectural roof shingles over synthetic underlayment
- Maintenance free overlap vinyl siding
- 12" maintenance free vinyl overhang and aluminum fascia and vinyl ventilated soffits
- Continuous (seamless) aluminum gutters w/down spouts
- Maintenance free aluminum wrapped garage door frame and gables
- Maintenance free vinyl shutters
- Maintenance free vinyl porch railing
- Insulated six-panel fiberglass entry door
- Vinyl backed polystyrene insulated overhead door with opener
- Front door handle set hardware with deadbolt
- Deadbolts on all exterior doors
- Vinyl gable vent(s) per plan
- Two exterior weatherproof electrical outlets - GFI protected
- Two exterior hose bib connections
- Complete landscape package including trees, shrubs, mulch, seeded yard, and splash blocks (in some areas)
- All walls framed with 2 x 4 construction 16" on center
- Structural OSB sheathing on exterior walls
- Insulated slab on grade foundation system
- 20' wide concrete driveway with private walks
- Concrete patio (10' x 12') or covered patio per plan

↑ Energy Efficiency Features

- Energy Efficient
- LED lighting throughout home which will reduce energy costs for lighting by 80%
- 95% high efficiency gas furnace with 4" media filter
- 14 SEER Air conditioner
- Programmable thermostat
- Insulated foundation system
- Minimum R-38 insulation in all living space ceilings and R-23 in garage
- Fiberglass friction batt insulation in exterior walls - Total "R" value in living space walls equals R-13
- Electric 50-gallon hot water heater
- Outside air induction on furnace
- Roof & soffit vents for maximum air flow through attic
- Moisture infiltration barrier on exterior walls
- Caulked and sealed drywall penetrations and sill plates

↑ Standard Interior Features

- Six panel interior doors and trim professionally painted - sprayed not brushed
- Two coats (one primer & one top coat) of Sherwin Williams SuperPaint on walls
- Sherwin Williams ProMar 400 semi-gloss applied to all wood trim and six panel doors
- Textured and painted ceilings throughout living space
- Double shelf over laundry area
- Fiberglass one-piece tub / shower unit
- Laminate kitchen countertop & vanity tops - your choice of color from our selections
- Custom cabinets in kitchen and bathrooms
- 1/4" Plate glass mirror over each vanity
- GFI protected outlets in baths, kitchens, and garage
- White electrical outlets, switches, and cover plates
- Door chime with lighted button
- Smoke detector in each bedroom and hallway wired to electrical circuitry with battery backup
- Stainless steel 8" double bowl kitchen sink
- Dishwasher
- Garbage Disposal
- Range exhaust hood
- Exhaust fan in each bathroom vented to outside
- GFI outlets and porcelain overhead lights in the garage
- Two TV jacks in great room and one in each bedroom and two phone outlets in your location of choice
- Closet Concepts installed in pantry, linen and closets
- 7/16", 6 lb. rebond carpet pad under 25 ounce stain resistant textured cut carpeting and LVP flooring with many colors / designs to chose from
- Gas and electric ran to both dryer and range locations
- Moen faucets for kitchens and bathrooms with matching towel bars and toilet paper holders
- Icemaker outlet box for easy connection to your icemaker
- Decorative interior and exterior light packages
- Cross-linked polyethylene (PEX) tubing water supply system
- One coach light or recessed light at each exterior door
- Mechanical closet w / bi-fold doors in garage
- 22" Fire rated attic stairs with 3 sheets of OSB
- Pre-plumbed and wired for future water softener
- 200 AMP electrical service panel
- Full 10 year insured structural warranty transferable to subsequent homeowners

"Building Trust and Quality in Every Home"