

DEFINING QUALITY

# Hudak

Custom Builders, Inc.

## MACAULEY

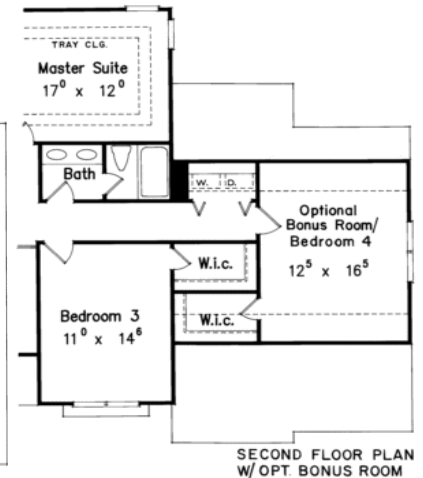
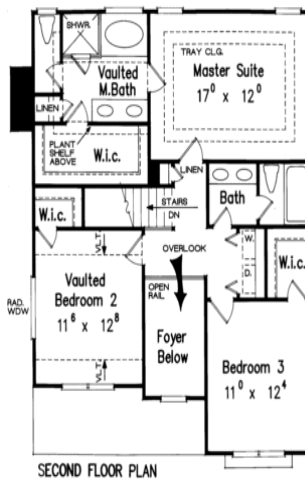
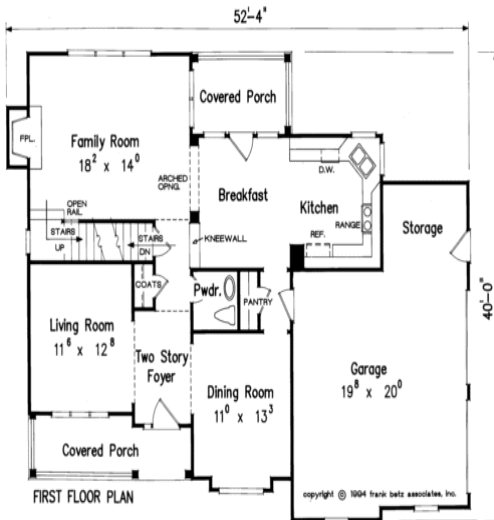
Total Living:	1,955 s.f.
First Floor:	1,048 s.f.
Second Floor:	907 s.f.
Bedrooms:	3
Baths:	2-1/2
House:	52 x 40

**Built on your lot: \$199,900**

*Prices subject to change 02/2008*



*For Illustrative Purposes Only*



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## STANDARD FEATURES

### Basement

- 12 course 12-inch block with poured cores
- Tuff-N-Dray waterproof with a thirty-year warranty
- Minimum 36-inch premium stone fill over footer drains
- 4-inch concrete floor with vapor barrier
- Form-A- Drain interior and exterior drain tile system

### Fireplace

- Direct vent gas fireplace with logs
- Wood mantel and frame to match trim package
- Sealed unit with exterior combustion air

### Structure

- 2x10 floor joists
- 2x4 walls 9-foot tall
- ¾-inch T&G Edge Gold floors glued and nailed to joists (25-year warranty)
- Steel support beams and posts
- Tyvek house wrap for air infiltration
- ½-inch OSB sheathing on exterior walls and roof.
- Vinyl double-hung windows (tilt for cleaning)

### Plumbing

- Flow Guard Gold supply lines
- Moen lever faucets
- Cultured marble vanity tops with sink bowls
- Mansfield low consumption toilets
- Maax Aker fiberglass tub and shower enclosures
- Cultured marble garden tub
- Double-bowl stainless steel Kitchen sink
- Hot and cold water in garage
- Two exterior hose bibs
- Exhaust fans in all baths
- 50-gallon 90%+ efficient gas hot water tank
- Shower door enclosures

### Electrical

- 50-foot underground electrical service 200 amp
- Recess lights on fireplace
- Ceiling light fixtures in all bedrooms
- Four television and phone jacks
- Electric outlet in Garage
- Exterior light at all doors
- Electric battery backup smoke detectors (each bedroom)
- House custom-wired to owners' preference

### Heating & Cooling

- Trane 90+% efficiency furnace
- Trane XE1300 air conditioner
- Dryer vented to exterior

### Insulation

- Walls R-13 fiberglass batt insulation
- Ceilings R-30 fiberglass insulation
- Attic ventilation to control moisture and heat build-up

### Exterior

- Vinyl siding and soffits
- Aluminum fascia gutters and downspouts
- Raised panel steel insulated overhead garage doors
- Overhead door garage door opener with two transmitters
- Steel six-panel insulated exterior doors with dead bolts
- 30-year fiberglass shingles with 15# felt paper
- Drip edge on all eaves
- Ice and water shield to prevent potential build-ups
- Garage concrete is reinforced and includes floor drain
- 70-foot concrete drive
- Concrete service walk to front door
- Exterior concrete is reinforced and sealed to protect against weather elements

### Interior

- Custom milled woodwork (painted)
- Six-panel interior doors (painted)
- Oak custom-built Kitchen and Bath cabinets
- ClosetMaid shelving
- Custom-crafted Foyer stair case with open balusters and rails
- Polished brass interior door levers with privacy locks
- Owner custom selection of interior colors
- Owners' personal selection of high-quality flooring, custom lighting, designer appliances, and décor countertops

### OPTIONAL FEATURES

- Seamless steel siding
- Wood columns in Great Room
- Cathedral ceilings or tray ceilings
- Jacuzzi jet tub in Master Bath
- Bonus Room (Upper floor option)
- Copper roof over front bay
- Dormer
- Rear deck
- Brick front
- Chair rail & crown moldings
- Windows on side elevations
- Over-sized garage

### GENERAL

- Will build from your plan or ours
- Custom design a home specifically for your family
- Exclusive one-year warranty on all labor
- Will build on your lot or ours

*All information is for illustrative purposes only and is subject to change.  
Revised February 2008*