

DEFINING QUALITY

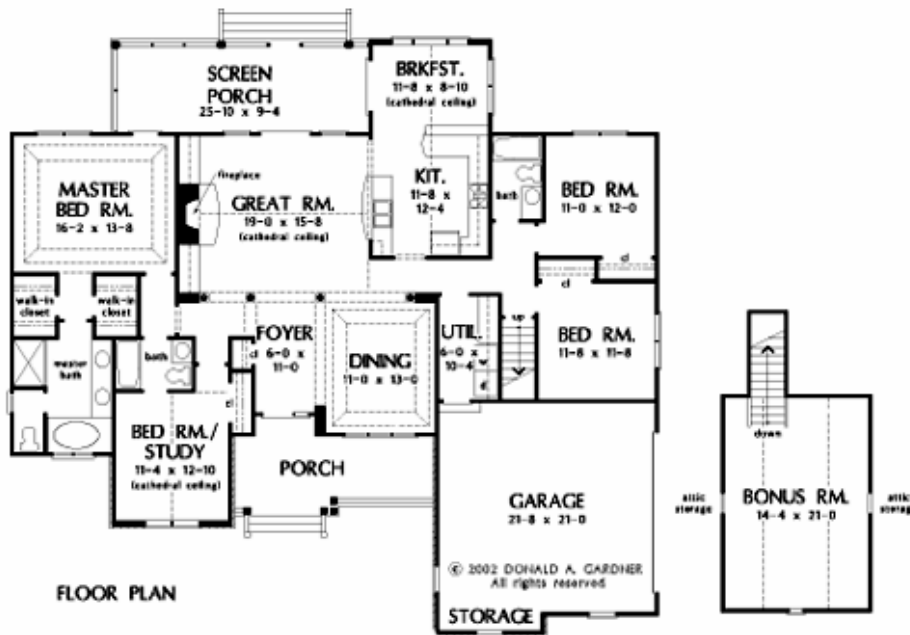
Hudak

Custom Builders, Inc.

Satchwell

First floor: 2,097 s.f.
 Bonus room: 352 s.f.
 Bedrooms: 4
 Baths: 3
 House: 64 x 59

Built on your lot: \$225,900
Prices subject to change



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420 N. Court Street
 Medina, OH 44256
 Office: 330-721-2309 Fax: 330-723-5953
www.HudakCustomBuilders.com

Standard Features

Basement

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

Fireplace

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

Structure

- 2 x 10 floor joists
- 2 x 4 walls 9-foot tall
- ¾-inch T&G Edge Gold floors glued and nailed to joists (Twenty-Five 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 tubs
- 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 (one each floor and bedrooms)
- 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 drains
- 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)
- Custom-built kitchen and bath cabinets
- ClosetMaid shelving
- 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
- Transom windows
- Wood columns in Great Room
- Cabinets in Laundry
- Tray ceilings in Dining Room & Study
- Cathedral ceilings
- Jacuzzi jet tub in Master Bath
- Bonus Room with skylights
- Brick foundation
- Rear deck (screened porch)
- Brick front
- Skylights
- Built-ins in Great Room
- Chair rail & crown moldings
- Windows on side elevations & front gables
- 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 October 2007*