



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

## STANDARD FEATURES

### Standard Exterior Features

- Silverline by Andersen vinyl, dual pane, single hung windows with screens and Low-E glass
- 25 Year fiberglass roof shingles over 15 pound felt paper
- 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
- 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
- Poured concrete walks and patio
- Complete landscape package including trees, shrubs, mulch, seeded yard, hoses, and sprinklers
- All walls framed with 2 x 4 construction 16" on center reinforced with corner bracing
- Insulated slab on grade foundation system
- 20' wide concrete driveway
- 10' x 12' concrete patio

### Energy Efficiency Features

- Energy Star Partner
- 95% high efficiency gas furnace with 4" media filter
- 13 SEER Air conditioner
- Programmable thermostat
- Insulated foam sheathing board on perimeter wall of living area
- Insulated foundation system
- Minimum R-38 blown-in insulation in all heated ceiling areas
- Fiberglass friction batt insulation in exterior walls - Total "R" value in walls equals R-19
- Electric 52-gallon hot water heater
- Outside air induction on furnace
- Roof and soffit vents for maximum air flow through attic
- Caulked and sealed drywall penetrations and sill plates

- Six panel colonist interior doors and trim professionally painted - sprayed not brushed
- 1/2" Drywall on walls, 5/8" ceiling drywall
- Two coats (one primer & one top coat) of Sherwin Williams shur scrub paint
- Proclassic waterborne interior acrylic gloss enamel applied to all wood trim and six panel doors
- Textured and painted ceilings throughout
- Shelf w/rod over washer and dryer area
- Fiberglass one-piece tub / shower unit
- Laminate kitchen countertop & vanity tops - your choice of color from our selections
- 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 double bowl kitchen sink with sprayer
- Dishwasher
- Garbage Disposal
- Range exhaust hood
- Exhaust fan in each bathroom vented to outside
- GFI outlets and porcelain overhead lights in the garage
- Three television and two phone outlets in your location of choice
- Space maximized rod and shelf design in master bedroom closet
- Vinyl flooring - You choose color patterns from our selections
- 7/16", 6 lb. rebond carpet pad under 25 ounce stain resistant textured cut carpeting
- Gas and electric ran to both dryer and range locations
- Mid-Continent cabinets in kitchens and bathrooms
- 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
- CPVC water supply system
- One coach light or recessed light at each exterior door
- 200 AMP electrical service panel
- Full 10 year insured structural warranty transferable to subsequent homeowners

### Standard Interior Features

*"Building Trust and Quality in Every Home"*