



S. Gerald Musser Standard Features

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"Your personal home building experience"

1 Personal meeting with the builder to personalize your home

EXTERIOR

- Sidelights at front entrance (3 or 5 grids or no grids) – in most floor plans
- Shutters Front and Sides of your new home or 3" trim
- Insulated and drywalled garage ready to paint (painting is an upgrade)
- Full basement with 8" thick poured concrete foundation and insulated gray board on interior
- 1 Egress (5 x 4) and an additional smaller basement window
- 2 x 6 Exterior framing
- Architectural shingles 30 Year (Charcoal or Weathered Wood is standard)
- 12 x 12 Patio or deck (determined by builder)
- Mastic horizontal siding in standard colors, clapboard or Dutch lap design
- Buried downspouts
- Insulated 16 x 7 garage door with opener MYQ app operated
- Andersen 200 Series white double hung tilt in windows with or without grids between the panes

INTERIOR

- 8' ceilings on each floor
- 5" Baseboards Painted bright white throughout the home
- Trim and windowsills on all windows painted bright white
- Rounded Corners where there is no door trim
- Choose cabinetry, counters, flooring, lighting and appliances with builder allowances provided
- 1 Light colored Benjamin Moore flat paint on walls and ceilings with bright white semi-gloss on trim
- Staircase spindles painted or stained. Exposed ends of treads stained
- 7 Interior Door Options

KITCHEN/BATHROOMS

- Custom kitchen with dove-tail joints, soft close drawers and cabinets (Maple or Oak is standard)
- 30" Upper Kitchen cabinets
- Formica countertops in kitchen, cultured marble countertops in bathrooms
- Several colors and stains of cabinetry are available as standard
- 2 pot drawers, cutlery divider, lazy susan and tilt out soap tray
- Statesman line cabinetry
- Comfort Height Vanities

ELECTRICAL

- 1 Floodlight with switch
- 2 Ceiling fan rough ins
- 5 Wafer lights
- 4 cable jacks
- 2 exterior outlets
- 1 light/fan combo in each full bathroom
- 1 dimmer switch

HVAC/PLUMBING

- Natural Gas Furnace and 50 gallon natural gas hot water heater (Where Available)
- Passive Radon System
- Sump pump hole (normally not installed in walk-out basements)
- Moen Faucets in chrome (Chateau with 1 or 2 handles)
- 5' Fiberglass Shower or 5' fiberglass tub/shower
- 2 Exterior Faucets
- White or Bisque tub, showers and toilets
- Central Air