

STANLEY MARTIN CUSTOM HOMES

Standard Home Features

Green Home- Energy Star Features

- ❖ We are proud to be a Certified Green Home Builder
- ❖ Energy Star Certification Saves You Money on Utilities
 - Solar Panel Ready for Your Future Energy Needs
 - Homes Designed with Conduits for Future Solar Panels
 - Homes Designed with Space in Mechanical Room for Panel Expansion
 - Computer Generated Energy Modeling from a RESNET Certified Company
 - Home Energy Rating (“HERS”) Certificate from RESNET Certified Inspector
 - Air Duct Leakage Test Proves Minimal Air Leaks From Ducts
 - Blower Door Test (whole house air leakage test) Proves Minimum Air Leaks From Home Measured at 50 Pascals
 - Spray Applied Cellulose Insulation in Exterior Walls (R15 value v. R13)
 - R38 Insulation in attic (v. R30)
 - Air Seal Program to Seal Gaps and Penetrations in Exterior Walls
 - Energy Efficient Double Pane Low-e Windows
 - Energy Efficient Inert Gas Filled (Argon) Double Glassed Windows
 - Two Zone HVAC System
 - Mastic Sealer Applied to Ductwork to Reduce Energy Cost
 - Rinnai Tankless Water Heater for Energy Efficiency
 - High Efficiency Furnace in Lower Level
 - High Efficiency Air Conditioners (13 SEER)
 - Programmable Thermostats
 - Insulated Exterior Garage Walls
 - Insulated Garage Doors
 - Energy Star Appliances
 - Energy Star Lighting in
 - Energy Efficient House-wrap
 - Fireplace Air Seal Package

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❖ **Healthy Home Materials Increase Your Indoor Air Quality**

- Low VOC (Volatile Organic Compound) Materials and Finishes Reduce Indoor Pollutants
- Advancements in Wood Construction & Engineering Reduces Moisture Exposure
- Moisture Resistant Sub-floors
- Moisture Resistant Cement Backer Board Behind Showers
- Waterproof Barrier to Protect Against Foundation Leaks and Mold
- House-Wrap to Allow Exterior Walls to “Breathe” and Reduce Chances of Mold
- Window and Door Pan Flashing to Protect Against Mold
- Metal Drip Edge to Protects Roof Sheathing from Moisture and Mold
- Spray Cellulose Insulation (not fiberglass) in Attic and Stud Walls
- Passive Radon System
- Fresh Air Intake
- Carbon Monoxide Detectors
- Smoke Detectors
- Cover Air Supplies and Returns During Construction
- Hardwood Flooring Throughout First Floor and Second Floor Hallway

❖ **Eco-Friendly Building Saves Your Environment**

- Custom Crafted Homes Using Advanced Wood Systems Significantly Minimizes Waste
- Home Specific Framing Plan and Cut List Reducing Waste
- Recycle Materials from Demolition
- Recycle Materials from New Construction
- Recycle Plan Posted at Jobsite
- Waste Management Plan Significantly Minimizes Impact on Environment
- High Efficiency Faucets, Showers and Commodes Reduces Water Consumption
- Additional Trees Planted to Sustain the Environment
- Water Resistant Plywood to Lessen Potential Mold for a Healthy Home
- Resource Efficient Design Including Engineered Floor System
- Carpet Pad with Minimum 50% Recycled Material
- Concrete with Fly Ash
- Engineered Exterior Trim
- Carbon Monoxide Detector (one per floor)
- High Efficient Showerheads (max 2.25 gpm)
- High Efficient Faucets (max 2.25 gpm)
- High Efficient Commodes (1.5 gal flush)
- Rinnai Tankless Water Heater for Water Conservation

❖ **Check with Your Accountant to Take Advantage of Tax Credits**

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Exterior

- ❖ Hardiplank Siding – Per Plan
- ❖ Brick or Stone – Per Plan
- ❖ CertainTeed™ 30 Year Architectural Style “Horizon” Shingles
- ❖ Jeldwen Maintenance Free and Energy Efficient Low-E and Argon Filled Windows
- ❖ Clopay Insulated Garage Doors and Belt Drive Openers

Interior

- ❖ 3” Wide Plank Hardwood Throughout First Floor
- ❖ 3” Wide Plank Hardwood at Second Floor Hallway
- ❖ Upgrade Carpet & Upgrade Pad in Bedrooms
- ❖ Oak Stairs from First to Second Floor
- ❖ Designer Bath Hardware
- ❖ Wide 3 Casing and Tall 5.25” Baseboard throughout home
- ❖ 3-Piece Crown Molding in Foyer, Living, Dining and Hallway
- ❖ 2-Piece Chair Molding in Dining Room
- ❖ Two Tone Paint Throughout First and Second Floor
- ❖ Semi-solid Interior Doors with Brushed Nickel Hardware & Hinges
- ❖ Energy Efficient Direct Vent Gas Fireplace with Marble Surround
- ❖ Rough-in for Future Basement Bathroom
- ❖ Rough-in for Future Wet Bar
- ❖ Finish Interior Garage

Electrical Features

- ❖ (5) Dimmer Switches
- ❖ (30) Recessed Lights
- ❖ Designer Light Fixtures
- ❖ Security System with Contacts at Doors and Motion Detector at Stairs
- ❖ Structured Wiring Including (4) Multimedia Outlets & (3) Cat-5 Telephone Outlets
- ❖ Ceiling Fan Pre-Wires in all Bedrooms
- ❖ Quiet belt driven garage door openers

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Plumbing and Bath Features

- ❖ Kitchen
 - Designer Cabinets with Solid Wood Construction, Dovetail Drawers, Under-mount Glides
 - Granite Tops and Kohler-Sterling Under-mount Sink
 - Stainless Steel GE Profile Appliances Featuring
 - Wide Variety of Designer Cabinet Knobs
- ❖ Master Bathroom
 - Designer Vanity Cabinets with Granite Tops and Kohler Under-mount Sinks
 - European Style Ceramic Shower Pan with Floor to Ceiling Tile
 - Frameless Shower Enclosure
 - Upgraded Kohler Faucets and Commode
 - Upgrade Ceramic Floor Tile
 - Upgrade Ceramic Shower/Tub Surround Tile
- ❖ Secondary Bathrooms
 - Designer Vanity Cabinets with Cultured Marble Tops
 - Upgraded Kohler Faucets and Commode
 - Upgrade Ceramic Floor Tile
 - Upgrade Ceramic Shower/Tub Surround Tile
- ❖ Powder Room
 - Upgraded Kohler China and Faucets
- ❖ Laundry room
 - Upgrade Ceramic Tile
 - Washer, Dryer and Laundry Tub Rough-in

Quality Construction

- ❖ Sub-Flooring Screwed and Glued
- ❖ Drywall Infield Screwed and Glued
- ❖ Engineered Discharge System - pumps water from around the foundation
- ❖ Maintenance Free Synthetic Exterior Trim
- ❖ Sill Guards - protects walls from moisture
- ❖ (40) Year Caulk - protects at exterior from moisture
- ❖ High Strength 10" Foundation walls with extra steel for protection against cracks
- ❖ (5) Year Termite Warranty
- ❖ (2) Year Warranty backed by one of the region's largest builders
- ❖ Straight "A" Quality Assurance Program
- ❖ Sixty Day & Nine Month Warranty Service Program