



# Standard Features

*"Quality Makes The Difference"*

Touchstone Builders and Developers, located in Akron Ohio, has been building homes in Northeast Ohio since 1990. We have achieved a reputation as homebuilders who provides great value, tremendous personal service, and the highest quality of standards available in custom home building today.

## Interior Features

- Dishwasher supplied and installed
- Moen faucet and hose sprayer
- Knockdown custom textured ceilings
- Gas or electric hook-up for range and dryer
- Badger V garbage disposal
- Water hook-up for refrigerator
- Shower door (master bath/plan)
- Garage walls and ceiling dry walled and textured
- Stained oak or oversized white trim throughout
- Oak flush or 6 panel white interior doors
- All bi-fold doors trimmed w/casing
- Oak or white spindles and handrails
- 3 paint colors
- Tile or hardwood floors in foyer
- Generous allowance for flooring and lighting
- Solid shelving in all closets

## Cabinetry Features

- Custom Amish built cabinets
- Custom vanity cabinets
- Solid surface countertops with backsplashes in kitchen
- Laminate bath countertops
- 5 stain colors to choose from
- Solid wood 3/4" four sided dovetail drawer boxes with lifetime warranty

## Energy Saving Features

- 90% + high efficient furnace (Lennox)
- Digital programmable thermostat
- 50 gallon high efficiency gas water heater
- R-38 Fiberglass insulation in ceilings
- Air infiltration sealant package
- House wrap moisture/air barrier
- 13 Seer air conditioner (Lennox)

## Exterior Features

- 65' limestone driveway
- Concrete sidewalk to front porch
- Concrete sidewalk to garage service door
- Alside maintenance-free vinyl siding
- 30 yr. worry-free GAF/ELF shingles
- Roof overhangs on all gable ends
- Steel exterior doors with dead bolts
- Jeldwen vinyl double hung windows
- Screens for all windows and patio doors
- Shutters on front windows/plan
- Glass blocks basement windows w/vents
- 3 frost-free faucets (2/exterior, 1/in garage)
- Garage door
- Maintenance-free vinyl porch posts and rails/plan
- Up to 65' underground line and hookup for: electric, gas, water and sewer
- Septic & well allowance
- 5" aluminum rain gutters and downspouts
- Underground drain lines from downspouts
- Exterior painting when necessary
- Schlage door hardware, deadbolts on exterior doors
- Final lot grading of areas disturbed

## Mechanical Features

- 200 amp service run in conduit
- 2 electrical outlets in basement
- 2 GFI outlets in the garage
- Garage door opener w/two remotes
- Carbon monoxide detector
- Copper plumbing
- Choice of Moen Faucets with lifetime warranty
- Garden tub in Master Bath included/plan
- Exhaust fans in all bathrooms
- Gas and electrical service lines run to house
- PVC crush resistant downspout drains
- Sewer line tie in if applicable
- Water line tie in if applicable
- 100' Water well with tank and pump in applicable
- 2 telephone outlets
- 5 cable outlets
- Electric smoke detector with battery backup

## Quality Construction

- 12 x 8 x 16 concrete block basement
- Oversized steel beams in basement
- 3500 lb crush resistant PVC drain tile outside footer
- Sump pump in basement or natural drain as needed
- TuffNDri Basement waterproofing, 30 year warranty
- 3 1/2" concrete basement floor with gravel base
- 2x10 floor joist with bridging 16" on center
- 3/4" T&G OSB sub-floor glued and nailed
- 2x4 walls 16" on center (premium stud)
- 7/16" OSB sheathing on exterior walls
- Interior walls glued to sub-floor for strength and to reduce squeaking
- Perforated soffit with ridge vent ventilation
- 4" concrete floor in garage
- Oversized garage floor drain with cleanout
- Stick built on site
- Building permits obtained

