
STANDARD FEATURES

TALL OAKS

The following quality features are standard and included in all Faganel Builders Tall Oaks Homes:

INTERIOR FEATURES

- + **Oak floors in Foyer, Kitchen, Dinette, Lower Hall and Powder Room**
- + Quality Brand Raised Panel Birch Kitchen cabinets with 36" uppers & crown molding (butler pantry, per plan)
Planning desk w/base cabinet and desk drawer (where applicable)
- + **Granite Counter tops; Kitchen, Island & Butler Pantry**
- + Recessed light over Kitchen sink
- + **9' first floor ceilings**
- + **Custom Oak stairs with carpet runner**
Whirlpool appliances: 27" Double oven, 30" Sealed burner gas cooktop w/OTR Microwave Hood and Dishwasher
- + **Direct vent fireplace with glass front & remote start**
- + **Brick front on fireplace**
- + **Satin Nickel (#619) finish on all door hardware**
Six panel colonist textured doors
- + **Oak railings on foyer side (stained)**
Laundry hook-up with vent and standpipe
No wax vinyl sheetgoods in Laundry Room
Large walk-in closets in Master Suites
- + **Central Air Conditioning**
Brick front (as per plan)
- + **Full Basement**
200 AMP electrical service
- + Ceramic tile floors in bath areas (per plan)
- + Two TV & phone locations
\$650 light fixture allowance
Smoke detectors on each level of home (incl. all bedrooms) with battery back-up
- + Deadbolts on exterior doors
- + Larger painted 5 1/4" base and 3 1/2" casing (excludes closets, laundry/mudroom, secondary bedrooms & baths, pantry)
- + Painted 3 1/2" casing on all interior windows

PLUMBING

42"x60" soaking tub in Master Bath with separate shower
Moen Chateau single lever faucets in all baths
Moen Chateau "posi temp" shower faucets in all Baths
Cultured marble vanity tops with integral bowl in all Baths

+ **PLEASE NOTE THESE SPECIAL FEATURES**

CALL (847) 488-1111

Due to our continuing efforts to improve our home plans and provide our customers with greater value, the plans, specifications and dimensions shown on this brochure may vary and are subject to change without notice. All customers should refer to their actual plans and specifications for detailed and final information. This brochure is only intended for information purposes.

(Effective 11-29-11)

EXTERIOR

- Maintenance free composite siding**
(excluding porches and specialty trim)
Maintenance Free aluminum fascia, soffits, gutters and downspouts
- + **Vinyl "Low E" single hung thermopane windows with screens**
Self sealing 240# shingle roof
Two exterior GFI electrical outlets
Two frost proof sillcocks
Three car garage w/outlets for garage door openers (per plan)
Three car asphalt drive (1200 sq. ft. allowance) (per plan)
Concrete service walk from front stoop to driveway
Doorbell chime front door
Garage drywalled and fire-taped
Mailbox
- + Insulated raised panel steel garage door
- + **Sod Front and Side, Seeded Rear Yards w/ parkway trees planting package**

COMMON SENSE ENERGY FEATURES

FAGANEL BUILDERS

MILLENNIUM III PACKAGE:

- + **R-38 CELLULOSE ceiling insulation**
- + **CELLULOSE wall insulation (R-21 composite wall, where applicable)**
 - Cellulose increases R-Values
 - Reduces sound transfers
 - Insect resistant
 - Fire retardant
 - Mildew resistant
- + **95% high efficiency variable speed furnace**
- + **Energy Recovery Ventilation with HEPA filter**
13+ seer air conditioning
Day-Night deluxe programmable thermostats
High efficiency 50 gallon power-vented water heater
Faganel's custom continuous taped air seal barrier
- + **Active radon mitigation with a sealed sump pit**
- + Foam sealed
 - Sill plates
 - California corners-allows insulation to be installed into corners
 - All holes through wall plates are sealed with foam preventing air infiltration
- + Seasonally adjustable main trunk lines
- + **Humidifier**
- + **Blower door and infra red tests**
- + **2 year heat, cooling and comfort guarantee**
- + **NASA approved ultra violet air filter**