

## **702 Tulane Features**

### **Transferable ACES structural/foundation warranty.**

#### **Construction and Energy Features**

- Traditional pier and beam (crawl space) construction
- Drilled bell bottom piers 12"/36" per structural engineer design
- 100% wood sheathing on outside walls
- 1 1/8" tongue-and-groove sub-flooring nailed and glued to framing members
- Moisture-barrier house wrap
- Lennox high-efficiency 15 SEER Central System with sealed combustion furnace, single stage condenser and Harmony III zoning.
- Foil-backed A/C ducts
- EnergyGuard Foam insulation in all exterior walls and attic rafters – superior insulation for energy efficiency [www.energyguardfoam.com](http://www.energyguardfoam.com)
- Efficient and moisture resistant foam insulation in crawl space by EnergyGuard
- Poly-seal foam insulation at sole plate, on exterior wall corners, windows and exterior doors
- Copper electrical wiring in home
- Tankless energy-efficient high recovery water heater
- Insulated water pipes in outside walls
- Manibloc water management system – energy and water efficiency

#### **Exterior Features**

- Cement Board siding
- Jeld-Wen Traditional Wood windows
- Operable shutters
- 30-year composition shingle
- Solid Mahogany entry door
- Gutters
- Reclaimed brick front stairs and back patio
- 2 hose bibs
- Professional landscaping
- Automatic irrigation system
- Wrought iron front fence
- 7' cedar side and rear fence
- Garage interiors are sheet rocked and painted
- Screened in side porch
- Gas lamp at entry

## **Interior Features**

- Reclaimed Oak Wood Floors throughout
- Stair case with oak treads and painted risers
- Hand-stained genuine oak stair handrails and newel posts with white painted spindles
- 10' ceiling on first floor/ 9' ceiling on second floor
- Level 5 slick sheetrock finish for all walls
- Solid-core raised panel interior doors
- 8' exterior and interior doors (per plan, 1st floor)
- Double crown molding in entry, family, living, kitchen
- Single crown molding in master bedroom, upstairs hallway
- All windows, doors, and openings cased with extensive wood trim
- Designer light fixtures and ceiling fans with light kits in bedrooms
- Sherwin Williams paint
- Emtek door hardware
- Pre-wired for sound system in family room and rear porch
- Phone jacks in multiple locations with CAT5 wiring
- RG6 cable outlets in multiple locations
- Central Communication Box
- Alarm system
- Smoke detectors
- Gas and Electric Dryer hookups standard