



2111 TAFT STREET

Notable Builder Features: (Per Builder)

MASONRY AND FOUNDATION

- Post-tension monolithic slab engineered per site
- 4" Cushion sand under 4" of 3000 lb. psi
- Moisture barrier (6 mil poly) between sand and slab
- Clay queen brick & stucco front elevations
- 100% James Hardie siding and trim. **NO WOOD** (100% cement product)

LUMBER AND FRAMING

- Minimum 2"x6" kiln-dried studs on all exterior walls; 16 inch on center
- 2"x6" studs on all exterior walls
- Solid 2"x6" lumber on all stair treads
- 7/16" Radiant Barrier Sheathing roof decking (Techshield)

- Fire blocks where necessary
- Folding attic stairs for easy access to storage and HVAC filters
- 3/4" Tongue and groove floor decking nailed and screwed to joists
- 10ft plate height on 1st & 4th Floor, 11ft on 3rd floor & 12ft on 2nd
- Texture fiber cemented soffit with continuous venting
- Continuous sub fascia blocking

HEATING AND COOLING

- 2 **16 SEER** high energy efficient Carrier HVAC system
- Natural gas heating units with electronic spark ignition
- Honeywell VisionPRO 8000 programmable thermostat
- Dual Zone System

INSULATION

- Easy operating and energy efficient VINYL Windows
- Custom installed weather-stripping on all exterior wood and metal doors
- Double Poly Seal on all doors, windows and exterior penetrations
- R-19/13 fiberglass batt insulation in all exterior framed walls
- R-22 fiberglass batt insulation in all sloped ceilings®
- R-30 fiberglass blown insulation in all attic spaces

- Barrier sheathing on all hot walls (Walls that share one side with attic and not insulated typically)
- Fiber cement backing behind ALL tile walls

PLUMBING

- Tankless water heater
- Hose bibs for ease of watering
- Undermount stainless steel sink and kitchen faucet
- Taexx Built-In Wall Pest Control System (Per Plan)

ELECTRICAL AND LIGHTING

- 100% Copper electrical wiring
- Ground fault interrupters (GFI) in ALL wet areas (baths, garages, exterior plugs)
- Main switch disconnect on electrical breaker panels
- Exterior 110-volt covered weatherproof outlets on balconies on GFI circuit (per plan)
- Full smoke detectors throughout
- Attic lights at HVAC
- Electrical outlets on all kitchen islands
- 2' deep minimum buried sleeved electrical service
- Recessed lighting in kitchen
- Telephone outlets in all bedrooms
- Cable T.V. wiring in all bedrooms, family room, study and game room

TRIM AND CABINETS

- 42" Maple kitchen cabinets
- 8' Solid core doors throughout home
- Solid oak-stained handrail

INTERIORS

- Custom Elevator – hydraulic drive, back up battery, accordion cab doors
- Solid Oak wood floors throughout
- Sherwin Williams paint
- Rounded sheetrock corners
- Framed mirrors

EXTERIORS

- Elaborate and award-winning architectural designs
- 6' Cedar fencing with treated 4 x 4 posts
- TAMCO 30-year mildew resistant architectural shingle

OUR QUALITY PROGRAM

- Independent 3rd party code certified inspection service
- 3rd party infrared thermographic certification
- EFL Certified Home

Seller Home Update List (2022)

- Brush Nickel EMTEK Cabinet/Door Hardware
- Updated Canned Lights To Current LED
- Replaced Stairwell Light Fixtures
- Updated All Ceiling Fans
- Replaced All Countertops
- Replaced All Toilets To HE Elongated Kohler
- Replaced All Plumbing Fixtures To Hansgrohe Brushed Nickel
- Replaced All Bath Vent Fans
- Resealed French Doors
- Replaced Shower Heads
- Replaced 1st & 4th Floor Shower Door & Vanity Lights
- Custom Closets In All Closets
- Replaced Vanity In Powder & Added Custom Wall Paper
- Redesigned Primary Bath. Custom Vanities, Large Format Flooring, Free standing BainUltra Air Tub & Hansgrohe Plumbing Fixtures
- Added Roller Shades In Stairwells & 4th Floor Bedroom
- Kitchen Fur Down Cabinets, Added Storage, Updated BOSCH Range & Built In BOSCH Refrigerator, Replaced Lighting & Cabinet Hardware
- HVAC UV Light In Air Flow
- Garage EV Car Charger
- Regular Maintenance On Elevator
- Yearly Stucco Inspection & Seal With Warranty

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All Information Per Builder & Per Seller.
Buyer & Buyers Agent To Verify Accuracy Of All
Information.

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REALTOR®