



Madison Homebuilders Standard Features

Madison Homebuilders builds a COMPLETE house. In the pages to follow, you will find our standard features and building methods included in the base pricing for our model homes. In addition to these features, every home is backed by a ten year insured structural warranty. Energy efficient materials & products are noted in **green**.

Madison Homebuilders Standard Features

FOUNDATION:

- 8" deep poured concrete footings
- 8 x 8 x 16 concrete block piers with continuous brick curtain wall
- 8 x 16 foundation vents
- Footers under piers, porches and stoops
- **Vapor barrier in crawl space**

FLOOR SYSTEM:

- 2 x 10 floor joists or pre-engineered floor joists
- Double 2 x 10 girders per plan
- AdvanTech (w/50 year warranty) 3/4" tongue and groove floor decking - glued & nailed
- Luan underlayment under all soft tile areas

EXTERIOR WALLS:

- 2 x 4 studs, 16" OC (*2 x 6 studs available with an additional charge*)
- Double top plates on all walls
- 7/16" OSB Sheathing on exterior walls
- 7/16" OSB and/or Structural Sheathing or metal strap corner bracing

INTERIOR WALLS:

- 2 x 4 studs, 16" OC throughout home
- Double top plates on all walls
- 1/2" drywall screwed and nailed
- Standard ceiling height 8', (*raised, tray & cathedral ceilings available with an extra charge*)

ROOF SYSTEM:

- 2 x 4 pre-engineered truss roof system, 24" OC
- 7/16" OSB roof sheathing with metal clip joints
- 15 lb. felt cover underlayment
- Ridge vents and/or gable vents per plan for continuous ventilation
- Gutters & downspouts
- Continuous, vented, front and rear soffits
- **Architectural, fire rated, wind & algae resistant, class A fiberglass shingles with mfg. warranty**

Madison Homebuilders Standard Features

PLUMBING:

- CPVC pipe or PEX water lines with PVC drain lines
- **50 gallon, quick recovery, energy efficient, electric hot water heater**
- Stainless steel, double, 8" deep kitchen sink - Single lever faucets with sprayer
- Molded fiberglass tubs and showers with 10 year warranty
- Shower doors installed in all fiberglass shower stalls
- Cultured marble tops in bathrooms and powder rooms per plan
- Elongated toilets in all bathrooms
- Washer/dryer hook-ups vented outside
- 2 outside frost-free water spigots

INSULATION:

- **R-38, blown fiberglass ceiling insulation**
- **R-13, fiberglass wall insulation**
- **R-19, fiberglass floor insulation**
- **Caulking to prevent air flow leaks**
- **Continuous outside wall insulation**
- **House wrap**

Note: These R-Values represent the actual insulation only. Total home R-Values are higher once walls, roof, etc. are constructed.

HEAT & AIR:

- **Energy efficient electric heat pump**
- **Automatic thermostat control**
- **Insulated air duct system**

WIRING:

- All wiring meets or exceeds state and local codes
- All copper wiring except service cable and 220 volt cable
- 200 amp service with circuit breakers
- 2 GFI outside electric outlets
- Switched attic light and crawl space light
- Switched lights in all walk-in closets
- Front doorbell
- Quality light fixture package with a variety of styles and finishes
- Electric smoke detectors with battery backup per code
- Carbon monoxide alarm(s) per code
- Up to 4 cable and/or telephone jacks
- 2 Double switched ceiling fan preps
- Recessed kitchen lights

Madison Homebuilders Standard Features

EXTERIOR FINISH:

- **Fiberglass, insulated Front Doors**
- **Steel, insulated Side & Rear Doors**
- Deadbolt security locks
- Base prices include vinyl siding. (Brick veneer and Hardiplank siding are available at an additional charge.)
- **Single hung vinyl windows with Low E glass, a variety of grid options and a 10 year warranty.**
- **Screens are included over non-fixed windows.**
- Porches, porch rails, stoops and steps per plan and code
- **Vinyl soffits**
- Shutters on front elevation (per plan)
- All decks built with pressure treated lumber

INTERIOR FINISH:

- Granite countertops
- 1/2" sheetrock slick ceilings
- 1/2" sheetrock walls, screwed and nailed, taped and sanded with two coats of latex paint
- Baseboard and Colonial style trim with two coats of semi-gloss paint
- 5 1/4" speed base board throughout house
- Painted, picture framed windows
- Large mirrors in bathrooms and powder rooms
- **Wide variety of color choices for 30 ounce carpet with stain guard protection and 6 lb. rebond padding**
- No-wax vinyl floor covering in a wide variety of color choices
- Crown moulding included on all kitchen cabinets

APPLIANCES:

- **Energy Star, Multi-cycle Dishwasher with NRC Certified Sani Rinse System**
- Appliances come in your choice of Stainless Steel, White or Black
- 5.3 Cubic ft. Self-cleaning Oven/Range with Digital Display, Solid Surface Ceramic Glass Cooktop & Storage Drawer.

Note: Features may change and models may be substituted with those of equal or similar value based on availability.

GARAGES - (When applicable):

- Sheetrocked walls & ceilings
- Additional garage trim and paint finishes available with an additional charge
- Includes 16' or 8' garage door as shown on plan