



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.

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
- Vapor barrier crawl space

FLOOR SYSTEM:

- 2 x 10 floor joists or engineered floor joists/trusses
- AdvanTech 3/4" tongue and groove floor decking - glued & nailed

EXTERIOR WALLS:

- 2 x 4 studs, 16" OC
- 7/16" OSB Sheathing on exterior walls

INTERIOR WALLS:

- 2 x 4 studs, 16" OC throughout home
- Standard ceiling height of 9' on first floor (*raised, tray & vaulted ceilings available with an extra charge*)

ROOF SYSTEM:

- Engineered truss roof system
- 7/16" OSB roof sheathing
- Synthetic roofing underlayment
- Owens Corning Oakridge dimensional shingles in a variety of colors
- Ridge vents and/or gable vents per plan for continuous ventilation
- Gutters and downspouts

PLUMBING:

- CPVC pipe or PEX water lines with PVC drain lines
- 50 gallon, quick recovery, energy efficient, electric hot water heater
- Stainless steel kitchen sink
- Delta Faucets
- Molded fiberglass tubs and showers (ceramic tile available with an extra charge)
- Shower doors installed in all fiberglass shower stalls
- Cultured marble tops in bathrooms - pedestal sinks in powder rooms
- Elongated toilets in all bathrooms
- Washer/dryer hook-ups vented outside
- 2 exterior water spigots

INSULATION:

- R-38, blown fiberglass ceiling insulation
- R-15 fiberglass wall insulation
- R-19, fiberglass floor insulation
- Caulking to prevent air flow leaks
- House wrap

HEAT & AIR:

- TRANE energy efficient electric heat pump
- Programable thermostat
- Insulated air duct system

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WIRING:

- 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
- Progress Lighting light fixture package with a variety of styles and finishes
- Up to 4 cable and/or telephone jacks
- 2 Double switched ceiling fan preps
- Recessed or "flush" kitchen lights

EXTERIOR FINISH:

- Smooth (Paintgrade) Fiberglass insulated Front Doors
- Steel, insulated Side & Rear Doors
- Deadbolt security locks
- Vinyl siding
- Single hung vinyl windows
- Screens are included over operable windows
- Vinyl porch rails at front porch only
- Vinyl soffits
- Vinyl Shutters on front elevation per plan
- All decks and porches built with pressure treated lumber

INTERIOR FINISH:

- A variety of Marsh Cabinet and Vanity styles and finishes - (no extra charge for a painted finish)
- Crown moulding included on all kitchen cabinets
- Granite countertops in Kitchen
- Slick finish sheetrock ceilings
- 1/2" sheetrock walls, screwed and nailed, taped and sanded with 2 coats of latex paint
- Colonial style trim with 2 coats of semi-gloss paint
- 5 1/4" baseboard throughout house
- Picture framed windows
- Mirrors in bathrooms and powder rooms
- Wall-to-wall Shaw Carpeting with padding - a variety of carpet color choices
- Enhanced Vinyl Plank Flooring (EVP) in wet areas
- Kwikset door knobs in a variety of styles and finishes
- Sherwin Williams Paint in a variety of colors

APPLIANCES:

- Frigidaire stainless steel appliance package (range, dishwasher and range hood)

GARAGES - (When applicable):

- Sheetrocked walls & ceilings
- Includes 16' or 8' garage door as shown on plan
- Includes 1 garage door opener with 2 remotes

Note: Brands, models, and features may be substituted with those of equal or similar value based on availability.