



Krautwurst Builders Features List

Even before you begin, your new home already includes a fine selection of luxuries and personal details. Other builders “extras” are standard features in a Krautwurst Home.

Your Krautwurst Home at CANOPY TRAIL will be built with the finest materials, and will be filled with the extra touches that will set your home apart from others. Experience has taught us what people expect and deserve in a quality home.

STRUCTURAL/EXTERIOR

1. Each home can be custom designed to fit your lot, by the areas top designers, with choice of front elevations for aesthetic appeal.
2. 12” block in a 12 course basement with Form-a-Drain, exterior drain and 4” perforated interior drain to insure water drains away from the basement walls.
3. “Graywall” waterproofing on the exterior basement walls and “Platon” dimple wrap sheeting; we are using the latest technology to ensure dry basements.
4. Asphalt binder and concrete patio sidewalk slabs.
5. All utilities are underground: sanitary sewers, electrical, gas water, CATV and telephone. Storm sewers: (on public roads).
6. Gutter downspouts are connected to storm sewers.
7. Hydroseed lawn immediately surrounding the home (wooded areas will not be disturbed).
8. Upgraded architectural 35 year roof shingles.
9. Choice of premier maintenance-free vinyl siding that carries a lifetime guarantee.
10. Anderson thermopane windowwalls with screens: grills on front elevation only
11. Premium insulated exterior fiberglass doors.
13. Choice of maintenance-free insulated metal garage doors.
14. Aluminum seamless gutter, color coordinated to exterior.
15. Kiln-dried western Hem Fir framing lumber.
16. 7/16” OSB side walls, 7/16” OSB roofs.
17. All Truss Joists: NO 2 x 10 Floor joists
18. 5/8” Advantek (glued and nailed).
19. Tyvek house wrap.

INTERIOR

20. 6000 “Oak Heat & Glo” gas fireplace unit including fan with ample mantle and trim allowances
21. Bathroom, powder room, dryer and range hood fans vent-out.
22. Choice of designer kitchen and bath cabinetry from Dells House of Kitchens, custom planned.
23. \$800 appliance package.
24. Pro-compact, Insinkerator Disposal
25. Plate glass mirrors in bathrooms.
26. Ceramic tile floors in all baths and powder rooms
27. Balance of house has generous carpet/vinyl
28. Basement stairs are closed with fir treads.
29. Textured ceilings throughout house (3 choices).
30. 2 coats of paint inside and out in ready mix colors.
31. Shower doors in master bath.
32. Schlage interior and exterior locks.
33. Wood trim on all openings.
34. All paint colors, roof, brick, siding, tile, carpets, vinyl, kitchen and vanity selections are made by the customer to personalize each home.

ENERGY

35. Every home is built as an Energy Star labeled home.
36. Anerson Windowwalls are leaders in energy-efficient windows
37. The continuous ridge vents, along with many cave, gable and Roof vents, relieve unwanted moisture and ensure a good air-flow in the roof.
38. With fiberglass R-13 walls, R-38 ceiling, R-11 basement walls; we surpass the local and state requirements for insulation.
39. Lennox air conditioning.
40. Insulated exterior fiberglass doors.
41. Insulated metal garage door.
42. 1.6 gallon flush water closets.
43. High recovery water heaters
44. Lennox 92% high-efficiency forced-air gas furnace is the industry leader, with a 5 year warranty on parts.

ELECTRICAL

45. 200 amp service with circuit breakers.
46. \$2,000 electrical light fixture allowance
47. Yard lamp post.
48. 220v. or gas line provided for range & dryer.
49. 4 telephones, 4 CATV jacks per home.
50. Ground Fault Interrupter in baths, powder room and garage duplex circuits.
51. Weatherproof exterior outlets front and rear.
52. Exterior light circuit at all entry doors.
53. Liftmaster belt drive garage door opener.
54. Switched duplex outlets in bedrooms, living room, family room.
55. 6 recessed lights.
56. Smoke alarm on all levels, all with a battery back-up for safety during a power outage.
57. Carbon Monoxide alarm installed.
58. Front and side doorbells.
59. Low voltage work available upon request.

PLUMBING

60. Kohler fixtures: white cast iron tubs and self-rimming china sinks,
61. Moen single lever faucets in all baths: Moen faucet in kitchen
62. 2 frost free hose bibs.
63. 3/4" pex to the last "T".
64. One laundry set-up per home. Laundry room cabinets are part of kitchen allowance
65. Single lever shutoff valve in laundry, automatic sump pump where required.
66. 40 gallon water heater; 50 gallon with Jacuzzi.

GENERAL

67. Instrument survey map supplied by builder.
68. Corners of lot are marked with permanent rods.
69. Home is cleaned before occupancy.
70. Job inspections welcomed by appointment.
71. Features are subject to change without notice.