

DEFINING QUALITY
Hudak
 Custom Builders, Inc.

PELHAM

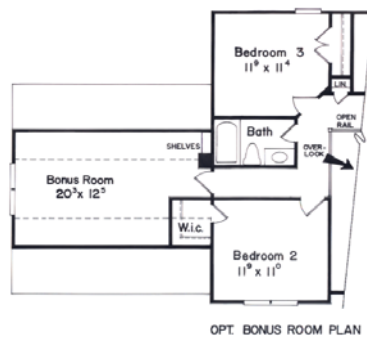
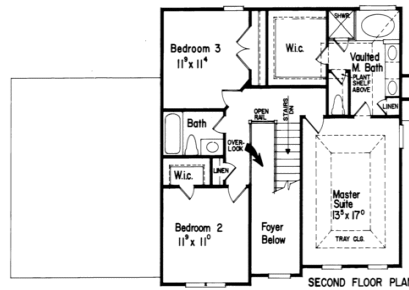
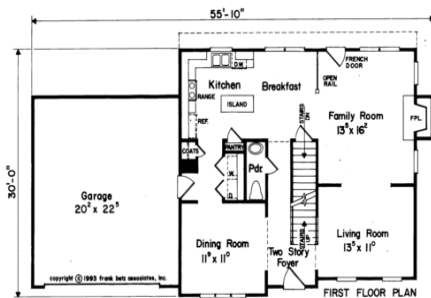
Total Living: 1,849 s.f.
 First Floor: 955 s.f.
 Second Floor: 894 s.f.
 Bedrooms: 3
 Baths: 2-1/2
 House: 56 x 30

Built on your lot: \$175,500

*Prices subject to change
 01/2008*



For Illustrative Purposes only



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 Medina, OH 44256
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www.HudakCustomBuilders.com

STANDARD FEATURES

Basement

- 11 course 12-inch block with poured cores
- Tuff-N-Dray waterproof with a ten-year warranty
- Minimum 36-inch premium stone fill over footer drains
- 4-inch concrete floor with vapor barrier
- Interior and exterior drain tile system

Fireplace

- Direct vent gas fireplace with logs
- Wood mantel and frame to match trim package
- Sealed unit with exterior combustion air

Structure

- 2x10 floor joists
- 2x4 walls 8-foot tall
- ¾-inch T&G Advantec floors glued and nailed to joists (50-year warranty)
- Steel support beams and posts
- Tyvek house wrap for air infiltration
- ½-inch OSB sheathing on exterior walls and roof.
- Andersen double-hung windows (tilt for cleaning)

Plumbing

- Flow Guard Gold supply lines
- Moen lever faucets
- Cultured marble vanity tops with sink bowls
- Mansfield low consumption toilets
- Aker fiberglass tub and shower enclosures
- Cultured marble garden tub
- Double-bowl stainless steel Kitchen sink
- Hot and cold water in Garage
- Two exterior hose bibs
- Exhaust fans in all baths
- 50-gallon 90%+ efficient gas hot water tank
- Shower door enclosures

Electrical

- 50-foot underground electrical service 200 amp
- Recess lights on fireplace
- Ceiling light fixtures in all bedrooms
- Four television and phone jacks
- Electric outlet in Garage
- Exterior light at all doors
- Electric battery backup smoke detectors (one each floor)
- House custom-wired to owners' preference

Heating & Cooling

- Trane 90+% efficiency furnace
- Trane XE1000 air conditioner
- Dryer vented to exterior

Insulation

- Walls R-13 fiberglass batt insulation
- Ceilings R-30 fiberglass insulation
- Attic ventilation to control moisture and heat build-up

Exterior

- Vinyl siding and soffits
- Aluminum fascia gutters and downspouts
- Raised panel steel insulated overhead garage doors
- Overhead door garage door opener with two transmitters
- Steel six-panel insulated exterior doors with dead bolts
- 25-year fiberglass shingles with 15# felt paper
- Drip edge on all eaves
- Ice and water shield to prevent potential build-ups
- Garage concrete is reinforced and includes floor drain
- 70-foot concrete drive
- Concrete service walk to front door
- Exterior concrete is reinforced and sealed to protect against weather elements

Interior

- Custom milled woodwork (painted)
- Six-panel interior doors (painted)
- Oak custom-built Kitchen and Bath cabinets
- Closet Maid shelving
- Custom-crafted Foyer stair case with open balusters and rails
- Polished brass interior door levers with privacy locks
- Owner custom selection of interior colors
- Owners' personal selection of high-quality flooring, custom lighting, designer appliances, and décor countertops

OPTIONAL FEATURES

- Seamless steel siding
- 9-foot ceilings
- Wood columns in Great Room
- Cabinets in Laundry
- Tray ceilings in Dining Room and Study
- Cathedral ceilings or tray ceilings
- Jacuzzi jet tub in Master Bath
- Bonus Room
- Masonry wood-burning fireplace
- Copper roof over front door
- Rear deck
- Brick front
- Hip roof
- Chair rail & crown moldings
- Windows on side elevations
- Over-sized garage

GENERAL

- Will build from your plan or ours
- Custom design a home specifically for your family
- Exclusive one-year warranty on all labor
- Will build on your lot or ours