

Baldwin Homes, Inc. Standard Features
Brice Manor West

Custom Exterior Features

- 🏠 **Low Maintenance Exterior Package for a Trouble Free Lifestyle - Including Quality Materials Such as James Hardie Siding Products backed by a 50 Year Warranty**
- 🏠 **Stone Water Table on Front Elevation**
- 🏠 Slate Front Porch
- 🏠 30 year Architectural Roof Shingles
- 🏠 Exterior Freeze Details Consistent on all Elevations – Provides Architectural Details on all Sides of the House
- 🏠 Side Load Garages with Insulated Doors and Openers, Dry-walled
- 🏠 Professionally designed Landscaping Package including seeded Yard and Lead Walk
- 🏠 Poured Nine Foot Tall Concrete Foundation with **Watchdog Waterproofing System** – Keeps your Basement Dry while giving you plenty of Ceiling Height.
- 🏠 2 x 4 & 2 x 6 Framed Exterior Walls – Provides a Superior Structure and allows for increased Insulation Value to save on Heating and Cooling Costs
- 🏠 Asphalt Driveway
- 🏠 Three exterior hose bibs and electric outlets
- 🏠 Double Headed Floodlights on the rear of house

Custom Interior Features

- 🏠 TJI Pre-Engineered Floor Truss System for added Structural Stability
- 🏠 1/2 OSB Wood Sheathing on Exterior Walls
- 🏠 7/16 OSB Wood Sheathing with 15lb Felt paper
- 🏠 9' Ceilings on the First Floor and 8' Ceilings on Second Floor
- 🏠 **Pella Windows – Provide Excellent Performance**
- 🏠 Oak Stair and Rail Package
- 🏠 Multi-media wiring for Telephone, Television and Computers
- 🏠 **House Security System with contacts on all windows and doors at the Basement and 1st floor level**
- 🏠 Colonial Trim Package:
 - 5” Crown Molding in Living Room, Dining Room
 - Two Piece Chair Rail in Dining Room
 - 5” Baseboard on 1st Floor Hall
 - Six-Panel Semi-Solid Doors with Brass Hardware
 - Ceiling Medallions in Dining Room and Foyer
- 🏠 Ventilated Shelving in all closets
- 🏠 Designer Lighting Package for Entire House
- 🏠 Recessed Lights Through-out the House
- 🏠 Pre-Finished Oak Hardwood Floors in the Foyer, 1st Floor Hall, Kitchen, Mudroom and Powder Room
- 🏠 Sump Pump in Basement
- 🏠 Antique White Paint for the walls and Bright White Paint for the Trim
- 🏠 **42” Gas Fireplace in Great Room with Marble Surround and Painted Mantel**

Baldwin Homes, Inc. Reserves the right to make changes to features and specifications without prior notice or obligation. Every effort was made to provide information at the time of publication. See your sales representative for more information. HBR # 701

Energy Saving Features

- 🏠 Two or Three Zone 13 SEER Heating and Cooling System(Depending on House Model)
- 🏠 High Efficiency Furnace and A/C Compressor – Allows for Reduced Heating Costs
- 🏠 **80 Gallon Electric Hot Water Heater**
- 🏠 House Wrap
- 🏠 Sill sealer at top of Foundation Wall
- 🏠 R-30 Insulation in Attic
- 🏠 R-11 Insulation in Basement Walls
- 🏠 R-13 Insulation in 1st and 2nd Floors
- 🏠 Architectural Insulated Fiberglass Front Door with Brass Kick plate and Schlage Door Hardware

Kitchen & Laundry

- 🏠 Jenn Air Stainless Steel Refrigerator, Range, Dishwasher, & Microwave
- 🏠 **Cardell Cabinets with Granite Countertops**
- 🏠 **Kohler Faucets**
- 🏠 Recessed Lights
- 🏠 Ice Maker Rough-In
- 🏠 Spacious Pantry with Ventilated Shelving
- 🏠 Laundry Sink

Baths

- 🏠 Powder Room with Pedestal Sink
- 🏠 **Kohler Faucets, Fixtures and Bath Hardware**
- 🏠 Kohler Soaking tub in Master Bath with ceramic tile surround
- 🏠 Cardell Cabinets
- 🏠 Kohler Elongated Toilets in All Baths
- 🏠 Ceramic Tile in Master Bath and Hall Baths
- 🏠 Ceramic Tile Tub Surrounds for All Baths
- 🏠 Glass Shower Enclosure in Master Bath
- 🏠 Cultured Marble Tops in all Baths
- 🏠 Mirrored Medicine Cabinets in all Full Baths

Quality Commitment

- 🏠 Pre-Construction Meeting with Construction Manager – Provides an Overview of the Construction Process and the Site Layout of Your Home
- 🏠 Pre-Drywall and Electrical Walk Through Orientation Provides a Structured Orientation for you to Become Familiar with the Systems and Construction of Your Home
- 🏠 Two Pre-Settlement Walk through Inspections Provides an Overall Assessment of the Quality of Construction of each Individual Aspect of Your Home
- 🏠 One year Post Settlement Inspection
- 🏠 **Builder Commitment to Quality and Craftsmanship – As the Builder, we also provide you with a Homeowners Manual that details the Building process and Warranty Process, as well as a section on Caring for your Home.**



