

Fein Custom Homes

CONSTRUCTION FEATURES

- 3000 PSI concrete slab
- Concrete block exterior walls on first and second floor
- 2 course stem wall construction (poured solid)
- Termite treatment on all 1st floor lumber touching slab
- Steel reinforced lintels, corners and down cells
- Professionally engineered roof trusses w/ hurricane straps, all walls framed 16" on center
- Second floor ¾" Advantech sub flooring
- 5/8" plywood decking on roof
- Tile roof
- 1/2" and 5/8" X fire rated Gypsum board on all walls and ceiling; Durock cement board at all bath wet areas
- Gas tankless hot water heater
- Wood clad steel sectional garage door with ½ horse power chain drive opener
- Exterior hose bibs. 4 per plan
- Smooth stucco exterior finish with architectural faux stone sills and casing
- White aluminum gutters and downspouts
- Two 13 seer heat pump systems and digital thermostats R-30 energy saving insulation in attic; R-19 in walls and around pipes. R19 in garage attic.
- Insulated single hung vinyl windows
- Vinyl single hung insulated windows
- Wood exterior doors with triple locking mechanism
- Mahogany front and side doors with iron inlays

INTERIOR FEATURES

- 7 ¼" crown molding in foyer, living, dining, family room, kitchen, breakfast nook and master bedroom; 7 ¼" base molding throughout
- Wood window sills and door casing throughout
- Custom millwork details and iron throughout
- Oak stained treads with iron balusters and stained handrail
- 8 ft raised panel solid interior doors
- Orange peel walls and Spanish lace ceiling finish throughout; High gloss oil trim paint; Washable flat wall paint; Painted garage floor
- French pattern marble flooring on 1st floor
- White oak flooring on 2nd floor excluding secondary bedrooms
- 18 x 18 Travertine floors in all wet areas
- Numerous size wall tiles with chair rail or lestelo accent details
- Stain master carpet in 2nd floor bedrooms and closets
- Ventilated shelving in all closets (except master)
- California closet system in master dressing room
- Brushed nickel or oil rubbed bronze lever style interior door hardware
- Mahogany front door with custom iron art detail
- Decorative handle set & privacy deadbolt on exterior doors
- Gas fireplace, and custom stone mantel
- Central vacuum throughout house

KITCHENS, BATHS and LAUNDRY

- Professional grade stainless steel electric appliance package including: Sub-zero Refrigerator/Freezer, Miele Dishwasher, Wolf double oven, Wolf 36" Gas 5 burner cooktop
- Cherry cabinets with 42 upper cabinets, crown included. All cabinets are glazed with matching island.
- Molding with rope detail, raised, panel doors; Selection of finish stains and knobs/pulls in kitchen
- Cherry or maple base cabinets with raised, panel doors in baths. Master matches kitchen.
- Selection of finish stains and knobs/pulls in baths
- 1 ¼" granite counter tops with bull nose edging, 4" marble backsplash in kitchen;
- 1 1/4" granite counter tops in all baths; selection of granite color
- Under mount stainless steel sink in kitchen with ½ HP Waste Disposal
- Pedestal iron sink in powder room with wall mounted faucet
- Elongated comfort height commode in all baths
- Cast iron tub in baths
- Oversized garden tub in master bath
- Dual shower heads with rainhead in master bath.
- Master shower and tub finished in rectified edge travertine
- Vent fans in all baths
- Selection of plumbing and lighting fixtures via builder allocation
- Pot filler above cooktop in kitchen
- High performance 600 CFM hood over cooktop

ELECTRICAL

- Decora rocker type light switches
- Recessed can lighting in kitchen and hallways
- Phone outlets; cable TV outlets
- Door chime with lighted pushbutton
- Smoke detectors with battery backup
- Exterior weatherproof receptacles
- Protective ground fault interrupter (GFI) circuits in wet areas
- Arc fault breakers in all rooms
- Multi-zoned security system with 2 keypads, 1 motion sensor and contacts on all windows/doors
- Ceiling fan and light pre-wire in bedrooms, study, living room, and family room
- Structured wiring system: 5 speaker Surround pre-wire in family and master bedroom, theatre room features 7 speaker with high def. video input and data, 2 speaker pre-wire in master bedroom and patio.
- Flood lights in rear of house
- Home automation system (sets scene lighting, integrates security system and lighting)
- Under cabinet lighting
- Pool equipment wired
- Video camera pre-wire at front door

Site prep and development

- Soil testing and compaction testing
- Site surveys and permitting
- Paver driveway, entry porch and lanai travertine
- Zoned sprinkler system with automatic timer and rain sensor