

Fein Custom Homes

CONSTRUCTION FEATURES

- 3000 PSI concrete slab with fiber
- Concrete block exterior walls on first and second floor
- 7 course stem wall construction (poured solid)
- Termite soil treatment under entire home including garage
- Steel reinforced lintels, corners and down cells
- Professionally engineered roof trusses w/ hurricane straps, all walls framed 16" on center
- Termite spray on interior framing lumber and trusses
- 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
- 50 gallon electric water heater
- White raised panel steel sectional garage door with ½ horse power chain drive opener
- Exterior hose bibs. 4 per plan
- All plumbing supply lines are in the walls and ceiling
- Smooth stucco exterior finish with architectural faux stone sills and casing
- White vinyl fascia and soffit
- 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
- DOW radiant barrier in attic

KITCHENS, BATHS and LAUNDRY

- GE monogram stainless steel electric appliance package including: Refrigerator/Freezer, Dishwasher, double oven, 36" Gas 5 burner cooktop
- Cherry cabinets with 42 upper cabinets, crown included. All cabinets are glazed with matchng 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;
- ¾" 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
- Elongated commode in all baths
- Cast iron tub in baths
- Oversized garden tub in master bath
- Dual shower heads with 4 head rain head in master bath. All heads and temp. are digitally controlled
- 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

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
- Mahagony 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; Select up to 5 interior wall paint colors; Epoxy painted garage floor
- 3/8. Engineered wood flooring throughout 1st floor and 2nd floor hall. Choice of colors
- 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 with granite faced dresser
- Brushed nickel or oil rubbed bronze lever style interior door hardware
- Mahogony front door with custom iron art detail
- Vinyl French doors and steel garage access door
- Decorative handle set & privacy deadbolt on exterior doors
- Gas fireplace, faced with granite and custom mantel
- Central vacuum throughout house

ELECTRICAL

- Decora rocker type light switches
- Recessed can lighting in kitchen and hallways
- 7 phone outlets; 7 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 bedrooms
- 12/2 20 amp wiring throughout
- White raised panel steel sectional garage door with ½ horse power belt drive opener and two remotes
- 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 room and theatre room; 2 speaker pre-wire in master bedroom and patio
- Flood lights in rear of house
- Home automation system (turn lights and appliances on/off)
- Under cabinet lighting
- Pre-wire for back-up generator

Site prep and development

- Soil testing and compaction testing
- Site surveys and permitting
- Concrete public sidewalk
- Paver driveway, entry porch and lanai travertine
 - Landscape package that meets city of Tampa and county code
 - Zoned sprinkler system with automatic timer and rain sensor