

LEWIS HOMES L.L.C.

Important Qualities of a Lewis Home

- o 8' arched top wood front door as shown on website
- o 9' First floor Ceilings
- o 7 1/4" Baseboards
- o 4 1/4" custom Butterfly Casing
- o 10" Tray Ceiling in Master Bedroom with 3 pc crown molding
- o Box Newels at Stairs
- o Custom Built Cabinets with soft close drawers
- o Cabinets in the Kitchen vary in height to create Custom Quality look
- o Two different size Crown Molding on Kitchen Cabinets
- o Custom Fireplace Front/Mantle - painted
- o Satin black "wrought iron" Balusters
- o 5 Panel/2 panel doors
- o Screwed Sub floors
- o Plinth Blocks at all doors
- o Professional Closet System at Master Closet (White)
- o White Kohler Archer Pedestal at Powder Room
- o Granite Countertops at Kitchen with 60/40 under-mounted Stainless Steel Sink
- o Granite in all bathrooms with white under-mounted bowls
- o Moen EVA Vanity faucets in Master Bath (8" spread)
- o Moen EVA Vanity faucet in the Powder Room (8" spread)
- o 4 can lights in the Family Room
- o 6 can lights in the Kitchen
- o 4 can lights in the Master Bedroom
- o Granite Fireplace surround
- o Direct Vent Fireplace w/remote with decorative arched front
- o Pre-wire for Surround Sound at Family room
- o Speaker pre-wire at back Patio
- o Security System with keypad
- o Low Voltage panel in Lower level for all TV s, Phones, Network Connections
- o 3/4 Bath rough-in at the Lower level
- o New 1 1/4" Water service
- o New Sewer lateral to main
- o R-40 Ceiling insulation
- o Blown & Blanket wall insulation
- o Real wood stained Front Door
- o Low-E Windows
- o Double Hung Windows
- o Satin nickel/Oil rubbed Bronze Door Hardware
- o Chair rail in Family Room
- o Job Built Bookcases
- o Stainless steel Appliance package
- o Extensive Crown at Dining Room
- o Extensive Crown at Family Room
- o Extensive Crown at Master Bedroom
- o Extensive Crown at Foyer
- o Exotic Hardwood on 1st Floor (3 1/2 Boards)
- o Exotic Hardwood in 2nd Floor Hallway

- o Exotic Hardwood in Master Bedroom
- o Wainscoating in the Foyer
- o Wainscoating in the Main Floor Hallway
- o Wainscoating in the Dining Room
- o Sound Insulation around the Powder Room
- o Sound Insulation around the Second Floor Laundry Room
- o CHI white garage door with 2-sets of black hardware
- o Garage Door remote keypad
- o Upgraded Belt Drive Garage Door openers
- o Installed Power Vent in the attic with a Thermostat
- o MERV 10 5" Furnace Filters
- o 80 CFM fan in the Master Bathroom
- o Upgraded subfloor ratings engineered for granite countertops in the kitchen
- o 18 x 18 Master Bathroom tile on a brick joint pattern

- o 12 x 12 Hall Bathroom tile on a brick joint pattern
- o 12 x 12 Laundry Room tile on a brick joint pattern
- o 2 x 2 Tile shower pan in the Master Bathroom
- o 12 x 12 Master Shower wall tile on a brick joint with an accent stripe
- o White elongated toilets
- o All HVAC seems are sealed in the lower level and the attic
- o Can light in the Master Shower
- o \$1200 Landscape Package
- o Insulate ductwork on the Inside and Outside of all attic ductwork
- o Mudroom Lockers/Cubbies constructed on site in house
- o Family Room Bookcases constructed on site in house
- o R2-R3 foam exterior insulation siding backer
- o Walls insulated inside & outside to have an R value of R18-22