

# STANDARD FEATURES

## RESERVE AT GINGER WOODS

The following quality features are standard and included in all Ginger Woods Group, LLC homes:

### INTERIOR FEATURES

- + Shaker style flat panel Maple doors & 36" upper Kitchen cabinets with crown molding (butler pantry, per plan)  
Cabinet Hardware
- + Custom Kitchen with Built-in Whirlpool stainless steel appliances; 27" Double oven, 30" Sealed burner gas cooktop, Dishwasher & Stainless Steel Broan Vented Hood
- + Granite counter top; Kitchen, Island & Butler Pantry (per plan)
- + 9' first floor ceilings
- + Recessed light over Kitchen sink & master tub
- + 2 pc. Crown in Living Room (painted)
- + 2 pc. Crown with chair rail & panel mold in Dining Room (painted)
- + Custom Oak stairs with carpet runner  
Stained Oak railings & spindles at stairs and all overlooks
- + Direct vent energy efficient fireplace with remote control starter  
Includes brick face, raised hearth & painted mantle
- + Schlage Flair Lever Handles with Satin Nickel (#619) finish on all door hardware  
Six panel colonist solid core smooth doors
- + Larger painted 5 ¼" base and 3 ½" casing (excludes closets, laundry/mudroom, secondary bedrooms & baths, pantry)  
3 ½" casing around interior windows  
Large walk-in closets in Master Suite  
Central Air Conditioning  
9 Foot Pour Basement (Full Basement per specifications, No crawl space)  
200 AMP electrical service
- + Oak floors in Foyer, Kitchen, Dinette, Dining Room, Lower Hall & Powder Room & Mud Room (if applicable)
- + Ceramic tile flooring in Laundry Room
- + Ceramic tile floors in bath areas (per plan)
- + Low Voltage Wiring with 4 combined TV & phone & 2 additional phone outlets  
\$1,000 light fixture allowance  
Smoke detectors on each level of home (incl. all bedrooms) with battery back-up and C.O. detector located on 2<sup>nd</sup> floor

### PLUMBING

- 42" x 72" white soaking tub (per plan) in Master Bath, separate shower  
& ceramic tile walls  
3 piece Rough-in plumbing in Basement  
Laundry Tub & Laundry hook-up with vent and standpipe (per plan)  
Kohler White Cast iron tub in secondary baths with ceramic tile walls  
Moen Chateau chrome faucets in all baths  
Moen Chateau "posi temp" chrome shower faucets in all Baths  
Cultured marble vanity tops with integral bowl in all Baths  
16-gauge stainless under mount (8" deep double equal) Kitchen sink  
Ice Maker Waterline in Kitchen  
Garbage Disposal

+ **PLEASE NOTE THESE SPECIAL FEATURES**

**CALL (630) 482-2400 or (630) 253-2976 or visit Ginger Woods Group, LLC website at: [www.faganelhomes.com](http://www.faganelhomes.com)**

Due to our continuing efforts to improve our home plans and provide our customers with greater value, the plans, specifications and dimensions shown on this brochure may vary and are subject to change without notice. All customers should refer to their actual plans and specifications for detailed and final information. This brochure is only intended for information purposes.

### EXTERIOR

(Effective 08-11-15)

- + Maintenance free composite siding  
(Excluding porches and specialty trim)
- + Brick or Stone exterior front elevation (per plan)
- + Limestone Address Block
- + Architectural Shingles (30 year manufacturer warranty)  
Maintenance Free aluminum fascia, soffits, downspouts & oversize gutters
- + Fiber Classic front entry door system (sidelights & transoms  
Per plan)
- + Deadbolts on exterior doors  
Doorbell chimes front door and back door
- + Pella vinyl single hung windows with advanced Low-E insulating double-pane glass with Argon Gas & screens & Energy Star Rated windows.  
Two exterior GFI electrical outlets  
Two frost proof sillcocks  
Three car front load garage & outlets for garage door openers  
Three car concrete drive (per plan)  
Concrete service walk from front stoop to driveway  
Garage drywalled, taped and painted
- + Insulated raised panel steel garage door & décor lites
- + Fully sodded front & side yard, seeded rear & front plantings

### STATE-OF-THE-ART HIGH PERFORMANCE HEALTHY, COMFORTABLE HOMES

#### FAGANEL BUILDERS MILLENNIUM III PACKAGE:

- + Energy Star Certified to guarantee a high performance home
- + CELLULOSE ceiling insulation
- + CELLULOSE wall insulation (R-21 composite wall, Where applicable)
  - Cellulose increases R-Values
  - Reduces sound transfers
  - Insect & Mildew resistant
  - Fire retardant
- + SIS panels developed by Dow Chemical
- + 95% high efficiency variable speed furnace
- + Energy Recovery Ventilation with HEPA filter (providing efficient, continuous fresh air)  
13+ seer air conditioning  
Day-Night deluxe programmable thermostats  
High efficiency 75 gallon power-vented water heater
- + Passive radon mitigation with a sealed sump pit
- + Foam sealed
  - Sill plates
  - California corners-allows insulation to be installed into corners
  - All holes through wall plates are sealed with foam preventing air infiltration
- + Raised Heel Engineered Trusses for a high performance home
- + High vents on 1st & 2nd floor  
Seasonally adjustable main trunk lines
- + Honeywell humidifier with "new" water saver
- + Blower door and infra red tests
- + 2 year heat, cooling and comfort guarantees

