

TODD KRAYBILL CONSTRUCTION

3401 S. Black Oak

Plan Features

2305 square feet

Four-bedroom, three bathroom, one living, one dining, three car garage

Structural Features

16" x 24" footing with 4 pieces of 5/8" rebar and uprights 16" on center bent into slab

5 1/2" thick monolithic slab with 1/2" rebar 16" on center each way

Grid system of interior thickened beams in slab with rebar

Visqueen moisture barrier in slab

Simpson Strong Tie hurricane clips connecting rafters to top plate for wind/seismic loads

Continuous solid plywood sheathing for wind / seismic loads

3500 psi. concrete throughout

Energy Features

Spray foam envelope

High efficiency Carrier 14.0 S.E.E.R. air conditioner and 92% gas furnace

Insulated exterior wall headers

Tankless gas water heater

R-8 attic duct insulation

Vinyl windows with tilt out sash and double pane Low - E, Argon filled glass

Zip system moisture management sheathing with tape over joints and openings

Exterior Features

Professionally designed landscape package (\$1,200 allowance)

Fully sodded yard

30-year dimensional shingles

30" attic access ladder with storage above garage

Wifi compatible belt drive garage door openers

Full seamless continuous guttering

Large covered front porch

Large covered back patio

Six-foot tall cedar privacy fence with steel posts

Eight-foot entry door

Interior Features

3 cm granite countertops throughout

Soft close cabinet hardware

Wood flooring at entry, living room, kitchen, dining, and hallways

Walk-in ceramic tile shower at master bath

Vent free gas fireplace with electronic ignition

Easy care washable wall paint

Custom light fixture package including ceiling fans at living room all bedrooms

Decora rocker style light switches

Lever style door knobs

RG 6 and Cat 5E wiring to living rooms and all bedrooms

Hand textured walls

Framed mirrors above vanities