

TODD KRAYBILL CONSTRUCTION
2 ARBOR CIRCLE
Arbor Village

Structural Features

- 16" x 24" footing with 4 pieces of 5/8" rebar and uprights 16" on center bent into slab
- 5 ½" thick monolithic slab with ½" 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 sheathing
- 3500 psi. concrete throughout

Energy Features

- R-15 "blown-in-blanket" wall insulation
- R-38 ceiling insulation
- High efficiency Carrier 16.0 S.E.E.R. air conditioner and 92% gas furnace
- Tankless gas water heater
- Techsheid radiant barrier roof decking lowering attic temperature up to 30 degrees
- R-8 attic duct insulation
- Vinyl windows with tilt out sash and Low – E, Argon filled glass
- Zip system moisture resistant air barrier sheathing with tape over joints and openings

Exterior Features

- Historically inspired exterior with front porch
- Large covered and screened back patio
- Professionally designed landscape package
- Sprinkler system
- 6 foot cedar fenced backyard with steel posts and three gates
- Fully sodded yard
- 30 year dimensional shingles
- Oversized garage with 18-foot steel door with automatic opener
- Full seamless continuous guttering
- Bungalow style front door

Interior Features

- 3 cm granite countertops throughout
- Under counter lighting at kitchen
- Custom built cabinets with soft close hardware
- Custom hand trowel wall texture
- Large ceramic floor tile in utility and bathrooms
- Custom wood flooring at entry, living room, kitchen and dining room
- Walk-in ceramic tile shower at master bath
- Decorative stone fireplace with shiplap walls
- Cathedral ceiling in living room with wood beam
- Shiplap on bed wall of master bedroom
- Easy care washable wall paint
- Stainless steel appliances
- Custom light fixture package including ceiling fans at living room and all bedrooms
- Decora rocker style light switches
- Lever style door knobs
- RG 6 and Cat 5E wiring to living rooms and all bedrooms