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Gray Construction, Inc. **"Affordable Quality Workmanship"**

Exterior Features

- ~ *"Variform" maintenance free .042-gauge vinyl siding in choice of color*
- ~ *"Variform" maintenance free triple-four vented soffit*
- ~ *Vinyl shutters in choice of style and color with doors painted to match*
- ~ *Maintenance free aluminum reinforced vinyl posts and handrails*
- ~ *PVC coated aluminum trim coil applied to all untreated exposed wood surfaces*
- ~ *All exterior doors are installed with "frame saver" jambs and PVC brickmould to prevent door frame deterioration*
- ~ *"MI" 1650 series double-hung vinyl construction windows with grids between the glass, tilt in cleaning and full screens*
- ~ *"Certainteed, Landmark" lifetime warranty dimensional shingles with cap-over ridgevent*
- ~ *Concrete walkways*
- ~ *Treated lumber decks with #1 grade decking boards and stairs to grade*
- ~ *Seamless gutters and down spouts with hidden hangers*

Interior Features

- ~ *Low sheen paint applied to walls throughout the home for easy cleaning*
- ~ *Ceilings are painted flat white unless requested otherwise*
- ~ *Colonial casing, base trim and doors painted in an accenting color*
- ~ *"Masonite" six panel doors with satin nickel hardware installed*
- ~ *All winds will have stools and aprons applied*
- ~ *We use "Shaw" carpeting with 8# padding*
- ~ *Custom lighting packages included with switched ceiling fans in Family Room and all Bedrooms*
- ~ *Recess lighting standard in Kitchen and Master Bath*
- ~ *Phone and cable outlets in all Bedrooms*
- ~ *Garage ceiling and walls fully finished and insulated*
- ~ *Basement walls are nine feet in height*
- ~ *All basements include ground works for a full Bathroom*

Luxury Bath Features

- ~ *“Moen, Brantford” faucets with trim installed in all Bathrooms in choice of finish*
- ~ *Matching bath accessories installed (towel bars, hand towel rings, paper dispensers and mirrors)*
- ~ *Separately switched exhaust fan/lights vented to exterior in all Bathrooms*
- ~ *Custom vanities with cultured marble tops installed*
- ~ *Elongated toilets in all Bathrooms*
- ~ *Comfort height toilets in Master Bath and Powder Room*
- ~ *Large garden tub with ceramic surround in Master Bath*
- ~ *Glass shower enclosure installed in Master Bath*

Deluxe Kitchen Features

- ~ *“Kenmore” stainless steel appliances (“Energy Star” qualified)*
- ~ *22 cu. Ft. side by side refrigerator with integrated water filter and water and ice on the door*
- ~ *Built-in dishwasher and micro-hood*
- ~ *Radiant smooth top electric range*
- ~ *“Timberlake, Andover” custom cabinets with crown moulding*
- ~ *Granite counter tops in choice of standard colors*
- ~ *8” depth, double stainless steel sink in “Moen, Brantford” retractable faucet*
- ~ *Vinyl flooring with luan banking installed in choice of colors and patterns*

Energy Efficient and Safety Features

- ~ *50-gallon water heater “Energy Star” approved*
- ~ *“Trane” heat pumps with electric backup and programmable thermostats installed with five year manufacturers warranty (two story homes zoned separately)*
- ~ *Hard-wired smoke detectors*
- ~ *“Tyvek” house wrap*
- ~ *Frost-free hose bibs*
- ~ *Adhesive flashing tape applied to all windows*
- ~ *Low “E” and argon filled windows and doors*
- ~ *R-38 insulation in Attic area, R-15 minimum in walls, R-19 between joists on crawl or R-11 in Basement*
- ~ *Garage insulated in a minimum of R-13*
- ~ *“Wayne Dalton” 9600 series insulated Garage doors with “Liftmaster” battery backup openers with remotes and keypad.*

General Construction Features

- ~ *Company owners involved hands-on at every job site through all phases of construction and an open line of communication*
- ~ *All framing is handled in-house by company crews*

- ~ All walls, interior and exterior, are 16" on center and constructed on site
- ~ Engineered roof trusses fabricated per specs.
- ~ An engineered floor system incorporating TJI joists installed for strength and consistency
- ~ "Edge Gold" sub-floor with manufacturers warranty glued and nailed in place
- ~ All PVC and CPVC used in plumbing
- ~ All subcontractors are local and reputable.

Other Options

- ~ Custom trim work, chair rail, crown moulding, shadow boxes, built-in, etc.
- ~ Quartz and marble countertops
- ~ Custom tile, hardwood or laminate
- ~ Stonework and custom masonry
- ~ Wood or gas fireplaces
- ~ Skylights and solar tubes
- ~ Pre-wire for surround sound/home entertainment
- ~ Finished or partially finished Basements
- ~ ADA applications
- ~ Composite decking
- ~ Fiber cement siding
- ~ And the list goes on.....

Thank you for your interest in Gray Construction, Inc. We offer several home plans to choose from or we can build any custom home you desire. We are local, privately owned and family operated. We would very much like to be a part of your project. Please consider joining our family of happy customers.

Mike and Greg Gray