



GLENDALE FARMS

Glendale Farms, by Blake Builders, showcases unique homes starting affordably in the low \$170s. This small development will have only 32 homes on two streets. Blake Builders has 27 years experience in quality construction; homes in Glendale Farms come standard with features such as tilt-clean Andersen Windows, Merillat Cabinetry, central heating & air conditioning, and many more. Homes in this community also display thoughtful Craftsman-influenced details such as brick porch supports and simple but functional home design.



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Standard Features

Foundation

- ☞ Nine foot brick form concrete basement walls
- ☞ Pea stone around footings and under basement floor for better drainage
- ☞ Sump pump plumbed to storm sewer

Framing

- ☞ Four inch exterior walls with 7/16 inch OSB sheathing
- ☞ Engineered truss roof with 1/2 inch OSB sheathing
- ☞ Elk Prestige II thirty year shingles with ice guard and #30 felt
- ☞ TGJ floor joist with 3/4 inch tongue and groove flooring, both glued and nailed

Exterior Finish

- ☞ All vinyl siding with aluminum trim and gutters
- ☞ Cedar wood deck
- ☞ Cement driveway and sidewalks
- ☞ Seeded yards

Windows and Doors

- ☞ Andersen double hung tilt windows with grills and screens
- ☞ Basement egress window and well
- ☞ Therma Tru steel entry doors
- ☞ Storm door on front door
- ☞ Steel insulated garage door with electric opener



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Plumbing and Heating

- ☞ Fiberglass showers and tubs
- ☞ All copper water lines and PVC drain lines
- ☞ Natural gas water heater
- ☞ 80+ natural gas furnace + air conditioner

Insulation and Ventilation

- ☞ Full blown cellulose in exterior house walls, R-13 minimum
- ☞ R-40 blown cellulose attic insulation
- ☞ Ridge venting and soffit vents

Drywall and Painting

- ☞ 5/8 inch ceiling drywall
- ☞ 1/2 inch wall drywall
- ☞ 5/8 inch firewall in garage
- ☞ All walls and ceiling primed
- ☞ Main ceiling painted flat white
- ☞ Main walls painted two coats flat off white
- ☞ Closets and baths painted two coats eggshell off white
- ☞ All trim and doors painted two coats semi-gloss white

Interior Finish

- ☞ Merillat cabinets and vanities
- ☞ Formica style countertops
- ☞ Six panel colonists interior doors and bifolds
- ☞ Colonial style case and base
- ☞ Double white wire shelving in the closets
- ☞ Full 1/4 inch plate glass mirrors above vanities