

## amenities & features

### The GCH Way - Available Amenities and Features for Your New Home

Groninger Custom Homes has a reputation for innovative design, sustainable construction, timeless appeal and lasting value. With a “never say no” approach to customer service, our in-house design and construction team manages every project with an eye on design and a commitment to craftsmanship. Integrity, local knowledge and persistent improvement have allowed Groninger Homes to earn respect as Winter Parks’ preferred builder. Following is a list of Amenities and Features that are available for your new home.

Award-Winning Design-Build Team  
40+ yrs Home Building Experience

Green Certified Design and Construction  
Durability and Sustainability Review  
Environmentally Preferable Products  
Waste Management Plan  
Jobsite Cleanliness Procedures  
Finished Product Protection

Soil Compaction Testing  
Minimum 3000 psi Concrete  
Elevated Foundation Walls  
Non-Chemical Termite Treatment

ICF - Insulated Concrete Forms  
Architectural Interior Details  
Rodent Barriers  
Code+ Lumber and Framing  
Open-Web Floor Trusses  
Raised Heel Insulation Trusses

Intelligent HVAC Options  
Zoned Climate Control  
Programmable Thermostats  
Humidity Control Techniques  
Quiet EnergyStar Ventilation Fans  
Upgraded Air Filtration  
Sealed Ducts during Construction  
US EPA Indoor AirPLUS Program

Intelligent Hot Water Options  
Tankless Water Heaters  
Insulated Hot Water Piping

Open-Book Project Management  
Online Access to PKD Information Cloud

Intelligent Electrical Options  
Electronic Device Management Plan  
Designer Recessed Can Lights  
Energy Star Lighting Fixtures  
CFL and LED Lighting  
EnergyStar Ceiling Fans

Lighting Control System  
Structured Wiring  
Satellite Dish Wiring  
Audio-Video Wiring  
Surround Sound Wiring  
Security System

Whole-House Vacuum System  
EnergyStar Appliances  
Solar and Photovoltaic Panels  
Backup Generator  
Lightning Protection

Hidden Pocket Exterior Doors  
Recessed Exterior Door Sills or Pan  
Weather-Resistant Door Frames  
Stainless Steel or Solid Brass Hinges  
Solid-Core Interior Doors  
Recessed 2nd-Story Windows  
Double-Pane Low-E Glass

Healthy Sealed-Attic Construction  
Spray-Foam Insulation  
Sound Control Techniques

Hot Water Recirculation  
Cast Iron Vertical Drain Pipes  
Convenient Whole-House Water Shut-Off  
Water-Saving Plumbing Fixtures

High-Design Kitchens and Baths  
Frameless Shower Glass Walls  
Durable Tile Waterproofing System  
Real Stone and Wood Flooring

Low- and No-VOC Paints and Adhesives  
Durable Stain-Free Garage Floor Finish  
Recycled Content Products

Smooth Level 5 Drywall Finish  
Finished Interior Garage Walls  
Hardiboard or T&G Soffits  
Premium Roof Installation Techniques

Cypress Wood Porch Ceilings  
Automatic Retractable Porch Screens  
Low-Maintenance Exterior Finishes  
Weatherproof Outdoor Kitchens  
Fire Pits and Designer Fire Features

Drought-Tolerant Landscaping  
Florida Native Trees and Shrubs  
Water Smart Irrigation System

Choosing a builder can be a daunting task. While the above list features products and services preferred by many of our customers, every home we build is unique. A great design would not be complete without a detailed set of specifications. We welcome the opportunity to discuss the details of your home so that we can help you make it special, just for you.

*Keith Groninger*