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Jay Halbert

Shastan Homes, Inc.

Real Estate Marketing, Development and Construction Since 1977

California General Contractors License Number 718264

www.ShastanHomes.com

What's special about our new homes versus buying an older home?

Location:	These are the last few lots on Chico's Green Line. There will be no future developments. Good schools and parks are nearby. Nearby Bidwell Avenue is great for walking too. Employment, hospitals, shopping and entertainment are close by. Our streets are wide with ample room for guest parking.
Land Plan:	We have single story homes with a minimum of 14 feet between them in most cases. Sidewalks are 5 feet wide with a landscaped parkway between the curb and walk. The "Village" street lights and the roads are owned and maintained by the City. There are no Home Owners Association dues at Glenwood. These homes have City water and sewer service. We have a non polluting storm water system that does not empty into Chico Creek. We have the world's best Vina loam soil which is 20 feet deep with no rocks. Easy digging for a future swimming pool or gardening.
Appliances:	Modern stainless steel appliances. The dish washers are all Energy Star compliant.
Cabinets:	We use finishes and glues that are low or no emitters of Volatile Organic Compounds.
Carpets:	The carpet and pad are FHA certified for low Volatile Organic Compounds.
Ceramic Tile:	The shower walls are tiled the old fashioned way with wire mesh and vapor barrier.
Closets:	Our master bedroom closets have single and double poles and shelves for better storage capacity.
Concrete:	Our slabs and other flatwork are reinforced with # 3 rebar, which is far better than wire mesh. Our footings are reinforced with continuous #4 bars top and bottom.
Countertops:	Glenwood homes have tile and granite countertops.
Doors:	Most of our doors are 8 feet tall, which complement our 9 foot tall ceilings.
Drywall:	We use bull nose corners, ceiling rated gypsum board at the ceilings, and a light final finish.
Electrical:	A Shastan home comes with a 200 amp service and every home has a Structured Media Panel. Our new homes can accommodate up to 4 phone lines. Shastan's new homes include both smoke detectors and carbon monoxide detectors.
Fencing:	Seven foot tall fences to give home owners privacy. Our fence posts are steel, not wood, so they won't rot.
Finish Carpentry:	Our finish carpenters, Sam Leaf and Randy Legg have very high standards and their work is flawless.
Fireplaces:	These are all gas for ease of use. No more smoke or dirty wood in the house.
Fire Sprinklers:	All Shastan homes include fire sprinklers and alarm, which should help lower fire insurance rates. All homes come with two fire extinguishers. One is under the kitchen sink and one is in the garage.
Framing:	Our homes are framed by the highly skilled carpenters employed by Jim Ratekin of CFS. Some of them have been building our homes for over 23 years.
Garages:	Our fully finished garages have insulated and quiet garage doors. The ceilings and walls are insulated just as well as the main house.
Heating & Cool:	Our heating and cooling systems are built to a higher standard than is required by the codes.
Insulation:	Again, our homes are built to a higher standard than is required.
Landscaping:	Each home is individually designed. The plants are hand-picked by us at Mendon's Nursery.
Painting:	We use paints with low-VOC properties.
Plaster:	Our cement plaster is installed in accordance with the manufacturer's recommendations, allowing the plaster to cure properly ensuring a better finished product and better longevity.
Roofing:	Our 30 year roofing shingles will not have to be replaced soon like some older homes.
Solar:	Most of our home buyers have chosen the solar option. They are seeing electric bills as low as \$0 a month!
Windows:	Our insulated, low E Alpine windows are Energy Star Partner qualified. Shastan's homes have clerestory windows, skylights and solar tubes for better natural light.
Design Services:	Shastan Homes is able to customize these homes just the way you want them.

For a more detailed account of how we build these homes, please refer to the extended Features and Options document on our web page at www.ShastanHomes.com. If you have any questions, please call me directly at **530-520-3146**.

Thank you.

Jay Halbert