

Base Price Features

FOUNDATION

- Excavating & backfill, grading allowance per plans.
- 10" poured concrete walls (full basement). 9' height with optional Tremco 15-year Waterproofing. 1" foundation insulation.
- Wide Flange 8" steel beam, adjustable steel posts.
- 3" basement concrete floor & 4" reinforced garage concrete floor with control joints.
- 6mil poly vapor barrier under concrete basement floor.
- Superior Form-a-Drain system with connections to sealed sump crock and Sump pump.
- Washed stone over Form-a-drain inside & outside of footing. Washed stone under basement slab.

FRAMING

- 1-Year Builder Warranty from the day of occupancy.
- Foam sill sealer over foundation with treated 2x6 mud sill, bolted.
- 2x12 Select Structural Douglas Fir stair stringers with stair treads and risers glued and nailed.
- Engineered 11 7/8" Floor Joists, 16" on center
- 3/4" tongue & groove subfloor decking, glued & nailed.
- 2x6 plumbing walls.
- Wind bracing on exterior corners & walls as needed for added strength.
- 2x6 SPF, 16" on center garage stud walls with 7/16" with Tyvek House Wrap weather resistant barrier.
- 2x4 interior stud walls
- Engineered roof truss system with truss screw hold downs.
- 1/2" OSB roof sheathing with truss clips & spacers for strength & spacing.

ROOFING

- Malarkey Highlander® AR dimensional shingles.
- Ice & water shield on eaves and valleys.
- Aluminum roof flashings & drip edge.
- Continuous Ridle Roof Venting

WINDOW & EXTERIOR DOORS

- Pella® 250 vinyl low maintenance windows with insulated Low-E glass, Argon gas filled.
- Single-hung, double-hung, casement & slide-by included per plan.
- Full line of Pella® or Marvin® window products available.
- Therma-Tru® all weather insulated exterior doors with adjustable composite threshold. Choice of designs and features.
- Heavy Duty FrontLine® Aluminum Clad frames for entry doors exposed to the exterior upon request.

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SIDING, SOFFIT, & TRIM

- LP Smartside ExpertFinish® Siding, soffit, & trim available in 16 colors to choose from.
- Seamless aluminum gutters & downspouts.
- Vinyl shutters (per plan)-choice of styles & colors.
- Aluminum clad (16 gauge) garage door jamb & trim.

* Option for Premium thick (.044") vinyl siding, double 4" standard.

* Option for Broad offering of other vinyl sidings available from Royal Build by Westlake.

*Maintenance free aluminum soffit & fascia with acrylic finish.

PLUMBING

- 50-gallon power vent natural gas water heater. Two frost free hose faucets.
- One basement floor drain & one open site for condensate drain.
- PEX hot & cold-water lines. PVC waste pipes, vents, & soil stacks.
- Plumbing Fixture Allowance per contract.
- Kohler® Caxton rectangle or oval undermount sink in all bathrooms.
- 16-gauge stainless steel sink with single-lever faucet with pull down sprayer in kitchen.
- All water lines with individual shut-off valves to fixtures and 1/2 h.p. garbage disposal.
- Ice maker line water & drain for a clothes washer.

ELECTRICAL

- 200 AMP/40 circuit electrical panel.
- Light fixture allowance to cover fixtures & installation.
- Hard wired smoke detectors & carbon monoxide detectors with battery back-up.
- Exterior vented exhaust fans in all bathrooms.
- Two RG6 cable jacks above fireplace and master bedroom. Smart home ready.
- 220 volt outlet for range, 220 volt outlet for dryer. Gas connection for stove and laundry room dryer and fireplaces as required.
- Two GFI protected exterior weatherproof duplex outlets with cover.
- Decora style outlets and switches upon request.

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HVAC

- 97% Energy efficient gas-fired forced air dual staged furnace from Armstrong.
- Central air conditioning (16 SEER).
- Larger 4" air filter
- Ecobee® Smart thermostat.
- Exterior vented range hood & vented dryer & bath fans.
- Two basement warm air outlet with adjustable dampers. Air to air exchanger optional.

INSULATION

- Batt formaldehyde-free R21 fiberglass insulation with 6mm poly vapor retarder at all exterior house walls.
- Closed cell spray foam insulation at box sills. Foam filled window & door jamb open spaces.
- R-50 loose blown attic insulation.
- Energy saving attic scuttle with gasket & latch.
- 1" R-5 foundation insulation.

DRYWALL

- Orange peel texture with 1/2" drywall on walls and ceilings. 5/8" if 24" on center trusses.
- Choice of one color, 2 coat paint on all walls & ceilings. Additional trim and door color.
- 5/8" finished drywall at garage & ceilings per plan.

INTERIOR MILLWORK

- Painted solid core MDF Doors.
- Painted MDF 2 1/4" eased edge casing.
- Painted MDF 3 1/2" eased edge baseboard.
- Flush Oak, panel doors & trim options. Also available: Maple, Pine, Knotty Pine & Poplar doors & trim.
- Fully jambed & cased closet openings.
- Kwikset® or Schlage® exterior & interior lockets—choice of styles
- White melamine closet shelving with pole.
- Interior half-walls capped with trim species material with stop under it.
- Stair railings and skirt boards optional.
- Bath mirrors & accessories per allowance.

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FLOOR COVERINGS

- Allowance for vinyl, carpet & pad, & other floor coverings Included for each home.
- Tiled shower and bathroom floors and master shower per allowance.

CABINETS & COUNTERTOPS

- Bertch® cabinets & bath vanities w/dovetail drawers. Contemporary, traditional & transitional designs also available. Paints and Stains to choose from.
- Four additional wood species & painted options.
- Soft close doors & drawers & crown mold available.
- Quartz countertops in baths.

*Optional upgrade for custom Amish-built cabinetry.

OTHER FEATURED ITEMS

- Prefinished insulated raised panel steel overhead garage door. Chain drive door opener with keyless entry and wi-fi features.
- Crushed rock driveway—30' Job site cleaning & debris removal.
- Rough cleaning & finish cleaning, including window cleaning, vacuuming & floor washing.
- Professionally designed plans.
- Decorating consultant available to assist with interior & exterior selections.

WARRANTY

- One-year service policy on workmanship & materials.
- Standard manufacturer warranties apply



*This information is for reference only & is not a contract. Subject to change without notice.