

HERITAGE COLLECTION

SOLID FOUNDATION:

8" x 16" concrete footer (*nominal*)
8" x 8' concrete poured foundation walls (*nominal*)
8" by 4' porch, garage and crawl walls (*nominal*)
* Waterproofing on all basement areas, 30-year warranty
* Drain tile from foundation to sump pump
Sump pump with check valve
* 4-in. concrete basement over 4-in. gravel, 2" EPS insulation, and vapor barrier
Garage over dig backfilled solid with gravel
2" concrete cap on crawl space
* Tremco Horizon™ foundation finish system

STRUCTURAL INTEGRITY:

Treated sill plate secured to foundation
LVL laminated wood structural beams
LPI joists, Lifetime Limited Warranty
3/4" OSB sub floors
2" x 4" wall studs with double top plates
7/16" OSB structural wall sheathing
* Fiberglass cavity insulation and high density insulation panels
Engineered roof trusses 24" on center
2" x 6" wood sub fascia
7/16" roof sheathing with 15lb. felt paper
Insulated fiberglass garage/house door

DISTINGUISHED EXTERIOR:

Front porches, on most plans, w/ treated wood decking
Six-panel fiberglass, insulated front door, 25-year Limited Warranty (sidelights per plan)
* Andersen Silver Line® Low-E Argon filled windows (with screens)
Internal grids on front windows (per plan)
* Andersen 6-foot sliding patio door, Low-e4 Sun (no screen)
Aluminum soffit and fascia
Vinyl siding, Lifetime Limited Warranty
Shutters on front windows (per plan)
Wood wrapped porch posts (per plan)
Insulated steel raised panel overhead garage door
GAF Dimensional shingles, 30-year Limited Warranty
Ridge vent with shingle cap
Closed cut valleys

WELL INSULATED:

* Premium air infiltration sealant package
* Weather resistant housewrap barrier
* Fully insulated basement
* R-60 blown ceiling insulation
* R-22 hybrid wall system
* R-13 batt exterior walls with kraft face barrier
* R-10 EPS insulated panels

ELECTRICAL:

200-amp service
NEC compliant wiring and circuit breakers
Smoke alarms on each level and in each bedroom
Garage door opener outlet
Pre-wire for 2 phones and 2 cable TV outlets
GFI outlets in kitchen and baths
GFI outlets at front and rear exterior
Washer/Dryer connections
Wiring for well pressure tank

HVAC:

* Lennox Signature Collection, super efficient
2 stage air conditioner and variable speed furnace unit
* Deluxe Digital Programmable Thermostat
* Dry media Air Cleaner
* Energy Star® qualified bath fans
* Whole house auto-dampened ventilation system

PLUMBING:

* 85 Gal. Marathon High Efficiency Electric Hot Water Tank
* PEX Manifold water distribution system
Front and rear hose bibs
Elongated water closets by Mansfield
3/4" water lines in and out of hot water tank
Dishwasher installation
1/2 horse power garbage disposal

LUXURIOUS BATHS:

4' fiberglass shower with glass door (per plan)
6' soaking tub with oak access panels (per plan)
Oak vanity with drawer stack and laminate countertop
China drop-in sink with Moen single lever faucet
Moen pressure balanced tub and shower faucet
Elongated water closets by Mansfield
Ceramic towel bars and paper holders
42-in. tall mirrors

BEAUTIFUL KITCHEN:

8" deep double bowl stainless steel kitchen sink
Custom oak cabinets with oak recessed panel doors
Laminate countertops and back splashes
Crown molding on kitchen cabinets
Choice of drawer pulls and doorknob hardware
Lazy susan at corner base cabinet
Taller pantry cabinet (per plan)
Moen faucet with side spray
Casement window over kitchen sink (per plan)
\$300 appliance allowance

INTERIOR FINISHES:

Custom painted walls and stained oak trim
Complete flooring package
kitchen, dinette, baths, laundry and foyer include upgraded vinyl
living areas have deluxe carpeting
Complete lighting package
Solid oak casing & base, including all passageways & closet doors
Window sills with skirt board
Solid oak spindles and railings on stairway
Oak veneered doors
Schlage "Plymouth Series" door hardware
Dead bolts on all exterior doors
Wire organizer shelving in closets
Knockdown textured ceilings throughout
5/8" drywall at 24" on center ceiling framing
True 8' high ceilings throughout
Garage drywalled (taped and bedcoat only)
Oak shoemold in kitchen, bath and foyer

PEACE OF MIND:

* Third party HERS air infiltration testing
and Energy Star® certificate
Builder's Risk Insurance provided by American Heritage Homes Corp.
10 year Limited structural warranty
1 year BIA warranty
Pre-construction buyer/builder conference
Framing walk through
Regular on-site inspections
All local, city, or municipal code inspections
Pre-settlement inspection
All manufacturer warranties passed on to buyer
Construction dumpster and jobsite lavatory
Final clean before closing

* Denotes Energy Efficient Attributes
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