

HOMESTEAD 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
* Drain tile from foundation to sump pump
Sump pump with check valve
4-in. concrete basement over 4-in. gravel and vapor barrier
Garage over dig backfilled solid with gravel

STRUCTURAL INTEGRITY:

5/8" tongue and groove OSB sub floors
2"x6" wall studs at 24" on center
7/16" OSB shear wall panels
7/16" OSB roof sheathing with felt paper
1/2" DOW® Duramate™ insulated sheathing
Insulated steel garage/house door

DISTINGUISHED EXTERIOR:

Front porches, on most plans, w/ treated wood decking
Six-panel steel insulated front door (*sidelights per plan*)
* Andersen Silver Line® Low-E single hung 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 3 tab shingles, 25-year Limited Warranty
Ridge vent with shingle cap
Closed cut valleys
Ice and water guard at valleys and eaves

WELL INSULATED:

* Air infiltration sealant package
* R-38 blown ceiling insulation
* R-19 batt exterior walls with kraft face barrier

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:

* 13 Seer Air Conditioner
* 90% efficient gas furnace
* Digital Programmable Thermostat
* Dry media Air Cleaner
* Energy Star® qualified bath fans
* Whole house auto-dampened ventilation system

PLUMBING:

50 gallon electric water heater
* PEX Manifold water distribution system
Front and rear hose bibs
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 (*per plan*)
One piece 5ft. fiberglass tub/shower unit
6' soaking tub with oak access panels (*per plan*)
Oak vanity with drawer stack and laminate countertop
White enameled sink with Moen double lever faucet
Moen pressure balanced tub and shower faucet
Water closets by Mansfield
Ceramic towel bars and paper holders
36-in. tall mirrors

BEAUTIFUL KITCHEN:

Double bowl stainless steel kitchen sink
Picture framed, recessed panel oak cabinets
Laminate countertops and back splashes
Moen double handle faucet with sprayer

INTERIOR FINISHES:

Complete flooring package
Kitchen, dinette, baths, laundry and foyer include vinyl
Living areas have deluxe carpeting
Complete lighting package
Pre-finished interior trim casing and base
Poplar spindles and railings on sloped stairway
Pre-finished six (6) panel doors to match trim
Dexter by Schlage "Corona Series" door hardware
Dead bolts on all exterior doors
Wire organizer shelving in closets
Textured ceilings throughout
5/8" drywall at 24" on center ceiling framing
True 8' high ceilings throughout
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
Broom swept clean home

* Denotes Energy Efficient Attributes

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