



FEATURES

DESIGNER COLLECTION



Design. Build. Enjoy.

AMERICAN HERITAGE HOMES

DESIGNER COLLECTION FEATURES

Items noted as “per plan” differ by design. These items are specified on the rendering and/or floor plan shown on the brochure and are included in the new home price.

CONTRACT TO DIG

- Professional one-on-one design and customization services
- Site evaluation and lot development assistance
- Builder pre-construction meeting
- Temporary electric pole installation
- Building permit submittal and pick up

EXCAVATION

- Lot staking
- Excavation of basement
- Rough grading of disturbed soils with positive drainage away from house

BASEMENT AND FOUNDATION

- 8"x16" sealed concrete footers
- Full basements (per plan)
- 8' poured concrete foundation with engineered steel rebar reinforcement (Per Soil Conditions)
- GMX Ultra-Shield 2-3/8" R-10 waterproofing system with 30-year transferable warranty
- Interior and exterior drain tile, floor drain and sump pump
- Two Dalaco insulated operable basement windows
- 4" thick concrete slabs over 4" gravel prep
- Garage is always filled with gravel, never soils
- 6 mil basement poly vapor barrier

STICK-BUILT CONSTRUCTION

- Pressure treated 2x4 / 2x6 sill plates with sill sealer anchored to poured wall
- 2x10 / 2x12 dimensional floor joist (sized per plan)
- 3/4" OSB structural panel tongue-and-groove subfloor glued and nailed to reduce squeaks
- 2x6 studs 16" on center with double top plates and 3-ply headers (sized per opening)
- 2x4 garage wall studs
- Full 8' high ceilings (per plan)
- 2x6 SPF sub-fascia with full 12" overhangs (per plan)
- Shingled eave returns with gutter wrap (per plan)
- Fully sheathed OSB exterior
- Raised heel engineered roof system with 7/16" OSB sheathing and clips

FRONT PORCHES (PER PLAN)

- Built on poured concrete wall (not treated posts)
- 2x6 / 2x8 treated Southern yellow pine (SYP) deck joists
- 5 / 4x6 premium grade treated SYP decking with painted wood skirt board
- Custom built 10x10 traditional painted wood front porch posts (per plan)
- Tall painted wood wrapped traditional porch beam(s)



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EXTERIOR FEATURES

- Andersen 200 Series® Low-E, tilt wash, double-hung wood windows with screens (per plan)
- Internal grilles on front elevation (per plan)
- 9-Lite Fiberglass door or Andersen 6' PermaShield® Low-E sliding glass door (per plan)
- Jeld-Wen or PlastPro fiberglass insulated entry doors; not steel (per plan)
- Maintenance-free Heartland HeartTech® .044" thick Super Polymer® vinyl siding unless otherwise noted (per plan)
- Vinyl shutters with Lifetime Warranty or aluminum window wraps on front elevation (per plan)
- Wayne Dalton® 9100 series insulated overhead garage door (per plan)
- GAF Timberline HD® Lifetime dimensional shingles over 15 lb felt underlayment with closed-cut shingle valleys (per plan)
- Ice guard membrane at eaves to prevent ice-damming
- AirVent ShingleVent® II ridge vent and perforated aluminum soffits to provide roof ventilation
- Seamless aluminum gutters and downspouts

INSULATION AND SEALING

- House wrap on all exterior walls and gable ends
- Premium air infiltration reduction package
- R-10 GMX Thermal Drain® basement insulation panels
- 4' fiberglass drape basements/crawls (per plan)
- R-60 blown fiberglass attic insulation
- R-19 kraft faced batt interior insulated exterior walls

ELECTRICAL

- 200 amp service panel
- NEC compliant wiring throughout
- Garage door outlet and opener sensor wire
- GFI outlets located at front and back of home

- 2 GFI outlets in garage (per plan)
- Hardwired smoke alarms with battery backup at every level and in each bedroom
- Circuits for well pump, gas furnace and air conditioner
- Two phone jacks and TV outlets
- Washer and dryer outlets
- Front door bell
- Kichler light fixtures or allowance

HEATING AND COOLING

- Lennox Merit® ML 193E gas furnace with Power Saver™ constant-torque blower motor design (93% AFUE rating)
- Lennox Merit® 14 SEER 14ACX air conditioner
- Energy saving programmable thermostat
- Custom designed, hand-built mastic sealed duct work
- Whole house auto-damper fresh air ventilation system
- Exhaust vent for electric dryer



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PLUMBING

- PEX cross-linked polyethylene flexible water supply lines (not CPVC)
- 50 gallon electric water heater
- Two frost-protected hose bibs
- Sump pit and pump
- Washer connections
- Ice maker outlet box
- Installation of homeowner supplied dishwasher
- Mansfield Alto® 135-160 elongated bowl water closets (not round)
- Sterling® 48" or 60" solid Vikrell® shower (per plan)
- Basco® chrome trimmed obscure glass shower door in master bath
- Sterling® 60" solid Vikrell® tub/shower unit in full bath(s)
- Freestanding soaker tub (per plan)
- Granite (group 1) vanity tops or English marble with china drop-in sinks
- Choice of vanity or Mansfield Alto® pedestal sink in powder room(s)
- Quality Moen® chrome handle/lever faucets throughout (no plastic)
- Insinkerator Badger 5® 1/2 hp garbage disposal
- Aditya AI-50/50 9" deep double bowl, 18 gauge stainless under-mount kitchen sink

INTERIOR FEATURES

- Sherwin Williams® Low VOC paint (1 color throughout) flat finish
- Interior drywall fully finished, primed and hand painted with a flat sheen finish throughout
- Custom knockdown textured interior ceilings (not stippled)
- Garage walls and ceiling fully drywalled, taped and bed coated
- Poplar stair parts with wood or wrought iron balusters
- Baluster railings throughout
- Painted farmhouse trim
- Cased interior doors
- Windows are drywall returned with deep-painted wood sills
- Shoe moulding in all hard surface flooring areas
- Jeld-Wen® raised panel, smooth texture interior doors
- Schlage Plymouth® satin nickel door hardware with privacy locks on bedrooms and bathrooms
- Front door with Schlage pitcher style handle set
- Dead bolt type locks on other exterior swing doors
- Custom built Riceland® shaker style painted maple cabinetry built locally near Orville, Ohio.



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- Cabinetry features dovetail drawer boxes, crown molding, door hardware, a lazy Susan corner base cabinet (no blind base corners) and soft close doors
- Wood toe kick with shoe moulding under all cabinets (no rubber cove base)
- Granite kitchen countertops and 4" backsplash with under mount kitchen sink
- Vinyl coated shelving with rod in clothes closets
- Five rows of 16" vinyl coated shelving in pantry and linen closets
- Vanity width mirrors installed 42" high at vanity locations
- Shaw® carpet with 7/16" high density pad
- Mannington® vinyl flooring over 1/4" underlayment
- Luxury vinyl plank flooring in kitchen, entry and living space per plan

WHY AMERICAN HERITAGE HOMES?

- We have been building custom homes for over 25 years.
- We are a small, locally owned Central Ohio company. Our people live and work in the communities we build.
- The size of our team enables us to be flexible and cost effective.
- We answer to our customers, not a board of directors or investors.
- Our Design Consultants have strong home design and interior design backgrounds making them an extremely qualified sales force.
- Our homes maintain their resale value better than our competitors.
- Multi-award winning Parade of Homes builder.
- We understand that our innovation, integrity, hard work and respect for the values of our customers and communities guide our success.

COMPLETION

- Final construction cleaning
- Removal of construction debris
- Final walk through/homeowner orientation

PEACE OF MIND

- 10 year Limited Transferable Structural Warranty
- 1 year Builder Warranty per BIA of Central Ohio guidelines
- 30-year Transferable Warranty on Waterproofing System
- Lifetime Transferable Warranty on Vinyl Siding
- Lifetime Warranty on Vinyl Shutters
- All manufacturers warranties including but not limited to Andersen windows, Schlage, Moen, Kohler
- Complete homeowner manual and warranty packets delivered at closing

