

DESIGNER COLLECTION

STANDARD FEATURES

CONTRACT TO DIG

- Professional design and customization services
- Site evaluation, lot walk, and home staking
- Building permit and site condition assistance
- Personalized preconstruction meeting
- Temporary electric pole installation

EXCAVATION + GRADING

- Excavation for basement
- Rough grading of disturbed soils with positive drainage grade away from the house

FOUNDATION + BASEMENT

- Full basements or partial crawl (per plan)
- 8"x16" concrete footers
- Interior and exterior drain tile tied together, draining to sump or optional natural/gravity drain
- 8' poured concrete foundation with engineered steel rebar reinforcement (per soil conditions)
- GMX black elastomeric membrane with 2-3/8" drainboard applied to foundation walls
- Two white vinyl operable basement windows with screens
- Basement floor is 4" thick concrete slab over 4" gravel with a 6 mil vapor barrier
- Garage floor is filled with gravel (not soil), smooth troweled finish
- Unfinished or carpeted basement stairs (per plan)

FRAMING

- Treated sill plates with sill sealer anchored to poured wall
- 2x10 / 2x12 dimensional floor joists (sized per plan)
- 3/4" OSB tongue-and-groove subfloor glued and nailed to reduce squeaks
- 2x6 studs 16" on center exterior walls with double top plates and 3-ply headers (sized per opening)
- 2x4 garage wall studs
- 2x6 SPF sub-fascia with full 12" overhangs (per plan)
- Shingled eave returns with gutter wrap (per plan)
- Raised heel, engineered roof system with OSB sheathing and clips

FRONT PORCHES (PER PLAN)

- Porches built on poured concrete walls, not treated posts
- 5/4"x 6" SYP treated deck boards over 2x6, 2x8 treated joists (per plan)
- 10"x10" LP® SmartSide cedar texture trim wrapped posts below tall wood-wrapped traditional porch beam (per plan)
- LP SmartSide Cedar texture trim skirt board

EXTERIOR FEATURES

- Anderson® 200 Series or Andersen 100 series low-E glass and screens on operable sashes. Window series per plan.
- Internal grilles on front elevation (per plan)
- 9-lite fiberglass patio door or Andersen 6' PermaShield® Low-E sliding glass patio door (per plan)
- Jeld-Wen or PlastPro fiberglass insulated entry doors painted on site (per plan)
- 16'x7' Wayne Dalton insulated overhead garage door (per plan)
- Maintenance-free HeartTech® D4DL .044" thick Super Polymer® vinyl siding unless otherwise noted (per plan)
- Vinyl shutters or aluminum window wraps on front elevation (per plan)
- Aluminum soffit with 12" overhangs (per plan)
- Perforated soffits at eaves for roof ventilation
- Aluminum wrap over 2x6 SPF sub-fascia (per plan)
- GAF® dimensional shingles over 15 lb felt underlayment with closed-cut shingle valleys
- Ice and water guard membrane at eaves to prevent ice-damming
- Seamless aluminum gutters and downspouts

INSULATION + 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 batt with kraft face barrier sidewalls

ELECTRICAL

- 200 amp service panel
- NEC compliant copper wiring
- Two waterproof GFI outlets located at front and back of home (per plan)
- Hardwired smoke alarms and carbon monoxide detectors with battery backup at every level and in each bedroom
- Circuits for the well pump, gas furnace, and air conditioner
- Two GFI outlets in garage
- Garage door outlet and opener sensor wire (per plan)
- Wiring included for front doorbell
- Light fixtures/lighting allowance
- Washer and dryer outlets

HEATING AND COOLING

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

PLUMBING

- PEX water supply lines
- Ice maker outlet box
- 50-gallon electric water heater
- Sump pit and pump
- Two exterior frost-protected hose bibs
- Moen® 1/2 hp garbage disposal
- Plastic washer box and dryer vent duct

INTERIOR FEATURES

- 9' ceilings on first floor
- Knock-down textured ceiling finish (except garage)
- Interior drywall is finished, primed, and painted
- Sherwin Williams® Low VOC paint (1 color throughout, flat sheen only)
- 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
- 6-panel Masonite hollow core smooth texture doors.
- Schlage Plymouth® satin nickel door hardware with privacy locks on bedrooms and bathrooms
- Front entry door painted on-site with Schlage pitcher style handle set
- Deadbolt-type locks on other exterior swing doors
- Five rows of 16" vinyl coated shelving in linen closets
- Vinyl coated shelving with rod in clothes closets

KITCHEN + BATH

- Locally made custom kitchen and vanity cabinets by Riceland®
- Shaker style, recessed panel, painted maple kitchen and vanity cabinets with decorative door hardware
- Wood toe kick with shoe molding under all cabinets
- Cabinetry features dovetail drawer boxes, soft close doors, and lazy Susan corner base cabinet (per plan).
- Large shaker crown moulding at top of kitchen cabinets.

- Granite kitchen countertops with 4" backsplash
- 50/50, 9" deep, 18 gauge stainless under-mount kitchen sink
- Five rows of 16" vinyl coated shelving in pantry
- Moen® chrome handle/lever faucets throughout
- Boneyard granite (group 1) or 2 cm (group 1) quartz vanity tops with china drop-in sinks
- Powder room choice of vanity with white china drop-in sink or pedestal sink
- Mansfield® elongated water closets
- Sterling® 60" solid Vikrell® tub/shower unit in full baths (per plan)
- Freestanding soaker tub with floor mount faucet (per plan)
- Sterling® 48" or 60" solid Vikrell® shower (per plan)
- Basco® chrome trimmed obscure glass shower door in owner's bath for fiberglass shower units. *Not included on tub/shower units.*
- Vanity width mirrors installed 42" high at vanity locations

FLOORING

- Mohawk plush carpeting. High-density 7/16" 6lb pad
- Sheet vinyl with high-density foam cushion
- Luxury vinyl plank (LVP)/tile (LVT) with high-density foam cushion and no-wax natural gloss finish
- Shoe moulding in all hard surface flooring areas

COMPLETION + PEACE OF MIND

- Final construction cleaning
- Removal of construction debris
- Final walk through and inspection
- New home orientation. Complete homeowner manual and warranty packets delivered at closing
- 10-year Limited Transferable Structural Warranty
- One-year Builder Warranty, per BIA of Central Ohio guidelines
- 30-year Transferable Warranty on GMX Waterproofing System
- Lifetime Transferable Warranty on HeartTech® Vinyl Siding
- Lifetime Warranty on Vinyl Shutters
- All manufacturer's warranties are passed on to the homeowner (GAF, Schlage, Moen, Lennox, etc.)



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