

SIMPLIFIED COLLECTION

STANDARD FEATURES

Craftsmanship that goes beyond the standard is built into every American Heritage Home. We have partnered with local and national brands to provide a wide selection of quality, standard features in our SIMPLIFIED COLLECTION of homes. As you review these standard features, please note that items noted as “per plan” differ by design. These items are specified on the rendering or floor plan shown on the brochure and are included in the new home price.

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

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
- 6:12 roof pitches
- Fully sheathed OSB exterior
- Raised heel, engineered roof system with OSB sheathing and clips

FRONT PORCHES (PER PLAN)

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

EXTERIOR FEATURES

- Harvey® Slimline single-hung windows with screens (per plan)
- Internal grilles on front elevation (per plan)
- MMI Door® 9-lite, 2-panel fiberglass patio door
- MMI Door® 6-lite, 2-panel fiberglass entry door
- 16'x7'Wayne Dalton insulated overhead garage door
- Maintenance-free HeartTech® D4DL .044" thick Super Polymer® vinyl siding
- Vinyl shutters or aluminum window wraps on front elevation (per plan)
- Aluminum soffit with 12" overhangs
- Perforated soffits at eaves for roof ventilation
- Aluminum wrap over 2x6 SPF sub-facia
- GAF® dimensional shingles installed over 15 lb felt underlayment with closed-cut shingle valleys
- Ice and water guard membrane installed 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-49 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 + 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

- 8' ceilings throughout
- 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)
- Capped knee wall at top of stairs in lieu of railing
- Poplar stair parts with wood or wrought iron balusters
- Painted farmhouse trim
- Windows are drywall returned with deep-painted wood sills
- 6-panel Masonite hollow core, smooth texture, interior doors
- Schlage® satin nickel door hardware with privacy locks on bedrooms and bathrooms

- Front entry door painted on-site with Schlage® satin nickel pitcher style entry set with deadbolt
- Deadbolt-type locks on other exterior swing doors

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 moulding under all cabinets
- Cabinetry features dovetail drawer boxes, soft close doors, and lazy Susan corner base cabinet (per plan).
- Laminate kitchen countertops with a 4" backsplash
- 7" drop-in stainless steel kitchen sink
- Moen® chrome one-handle kitchen faucet
- Laminate vanity tops with china drop in-sinks in all bathrooms
- Powder room choice of vanity with white china drop-in sink or pedestal sink
- Mansfield® elongated water closets
- Sterling® 60" solid Vikrell® tub/shower units in all bathrooms
- Quality Moen® chrome faucets in all bathrooms

FLOORING

- Mohawk plush carpeting. High-density 7/16" 6lb pad
- Sheet vinyl with high-density foam cushion
- Shoe moulding in all hard surface flooring areas

COMPLETION + PEACE OF MIND

- Final construction clean
- 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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