

INCLUDED *features*

GENERAL ITEMS

- Blueprint Preparation
- Permits Required by Municipality
- Stake Survey for Residence
- Utility Costs During Construction
- Pro-ration of Property Taxes During Construction
- Construction Financing
- Liability & Workers Compensation Insurance
- Builders Risk Insurance
- Insured/Clear Title to Residence
- 10 Year Structural Warranty from 2-10 Home Buyers Warranty

EXCAVATION

- Excavation for Slab Foundation to Solid Soil

STAIRS

- 42" Wall with Trim Cap and Apron at Open Stairways (2-story models only)

FOOTING & FOUNDATION

- House - Insulated Slab Foundation
- Garage - Trench Footing to Frost Depth with 12" Curb Wall
- Footings 3000 PSI - Reinforced with (2) #4, 1/2" Steel Rods
- R10 Insulation on Slab Perimeter with Additional Foam Protection

ROOFING

- Laminated Composition Shingles
- 15 lb. Felt
- Gravity Vents Per Code
- Flashings - Galvanized Steel with Enamel Finish
- 5" Gutters to 2"x3" Downspouts
- Drip Edge Flashings - Eaves & Rakes
- Ridges - Self-Sealing Ridge Shingles
- Roof Sheathing

FRAMING & EXTERIOR WALLS

- 2x10 Floor Joists (2-story models only)
- Engineered Roof Trusses
- 3/4" Tongue & Groove Sub Floor Glued & Nailed with Ring Shanks (2-story models only)
- James Hardie 8.25" Lap Siding Featuring Color Plus 15 Year Warranty
- Vented James Hardie Color Plus Soffit Material
- 2"x4" Exterior Wall Studs
- 9' Main Level Ceilings
- Double Wall OSB Exterior Wall Sheathing with Perma Pro Woven House Wrap

FLATWORK

- 4000 PSI Slab Floor Concrete Mix on 1/2" Clean Gravel
- 4000 PSI Garage Floor Concrete Mix on 1/2" or 3/4" Clean Gravel & Pinned to Foundation - Reinforced with 1/2" Rebar, 2' O.C. Drilled
- 4000 PSI Driveway Concrete Mix on 1/2" Clean Gravel Foundation - Reinforced with #4, 1/2" Steel Rod 2' O.C. Drilled & Pinned to Foundation Broom Finish. (Drive width is 16 feet)
- Concrete Porch Slab with 4 Foot Wide Steps & Walk to Driveway with Broom Finish

PLUMBING

- Water & Sewer Lines Provided from Service to House (At Builder Determined Locations)
- Street Crossing for Water as Required
- 40-Gallon Gas Water Heater
- (2) Frost Free Silcocks
- PEX Water Lines with Polymer Fittings
- PVC Drain Lines



INCLUDED *features*

INSULATION

- All Exterior Doors & Voids Foamed and/or Caulked
- R-13 Batt Exterior Walls ([Excludes Garage Exterior Walls](#))
- R-38 Blown in Attic - House only
- R-30 Batt in Sloped Ceiling

HEATING & COOLING

- Sized 14 SEER A/C Unit with 80% AFUE Furnace
- Dryer Vent in Laundry
- Electronic Digital Thermostat

BATHS (AS APPLICABLE)

- White Cultured Marble Vanity Top and Back Splash for All Vanity Locations
- Fiberglass Tub/Shower Insert in the Primary Bath
- Fiberglass Tub/Shower Unit in Guest Bath ([as applicable](#))
- Double Lever Faucets per Palette in Baths
- Stool in Baths
- Aristokraft Vanities Per Palette
- Rectangular Beveled Mirror Above Vanity Cabinet
- Finish Bath Hardware Per Palette at Predetermined Locations

LAUNDRY

- (1) Shelf and Hanging Rod Over Washer/Dryer

KITCHEN/BATH CABINETS & KITCHEN COUNTER (AS APPLICABLE)

- Stainless Steel Double Bowl Drop in Sink
- Garbage Disposal
- Single Lever Faucet with Spray
- Ice Maker Hookup
- Dishwasher Hookup
- Aristokraft Kitchen Cabinetry - With 30" - Uppers at Kitchen Per Palette - with Flat Sides & Ends
- Laminate Counter Tops with Waterfall Edge and 4" Laminate Backsplash

DRYWALL

- Smooth Walls w/Texture on ceilings
- Fire Tape only at Garage Cold Walls
- Knock Down Texture on Closet Walls

ELECTRICAL

- 200 AMP Service, Ground Rod & Conduit
- Exhaust Fans in All Baths Ducted to Exterior
- Wire for (2) Combo Data and RG6 at Pre-determined Location
- (1) Front Elevation Exterior Electrical GFI Outlet
- (1) Rear Elevation Exterior Electrical GFI Outlet
- (1) Garage Interior Electrical GFI Outlet
- Cook Top/Oven Circuit in Kitchen
- Microwave Circuit in Kitchen
- Electrical Outlets Per Code
- Smoke/Carbon Monoxide Detectors Per Code

Location of Electrical Panel Shall be Determined by the Builder Electrical Layout - Refer to Plan Exhibits

APPLIANCE PACKAGE

- Frigidaire Smooth Top Range
- Frigidaire Over the Range Microwave (vent is recirculating)
- Frigidaire Tall Tub Dishwasher



INCLUDED *features*

FLOORINGS - PER PALETTE

- Wood Grain Luxury Vinyl Plank - In Areas Per Interior Layout Plan
- Carpet- In Areas Per Interior Layout Plan

Floor Coverings - See Interior Layout Plan Exhibits for Details & Locations

DOORS & WINDOWS

- Exterior Doors & Windows ([Locations & Type Per Attached Exterior Elevation Plan Exhibits](#))
- Low E Vinyl Single Hung with Argon Gas with Screens & Fixed Windows ([as applicable](#))
- Jeld-Wen Paint Grade Interior Doors
- Color Matched Interior Hardware per Palette

For Door & Window Locations See Attached Interior Layout Plan Exhibits - All Doors Come with Door Hardware - Knobs per Palette.

PAINT PER PALETTE SELECTION

- Interior - One Builder Select Paint Color on Walls, Ceilings, Trim and Doors per Palette (excludes garage)
- Exterior - Per Palette

CONCRETE PAD

- 10'x10' Concrete Pad - Broom Finish ([Size of Pad is Subject to Home Site Conditions and Municipal Code Requirements](#))

TRIM & CLOSETS

- 2-1/4" Casing - Doors - Throughout Home Locations & Type Per Attached Plan Exhibits - With Drywall Wrap Around Windows
- 3-1/4" Paint Grade Base Trim - Throughout Home ([Excludes Garage](#))
- Double shelf(s) & Rods in Bedrooms
- Five Shelves in Pantry(s) and Linen(s) per Closet Plan

PER PALETTE SELECTION - INSTALLED

- Carpet ([Includes 6 lb. Carpet Pad](#))
- Wood Grain Luxury Vinyl Plank Flooring
- Tile ([No Tile in Standard Pricing](#))
- Wood ([No Wood in Standard Pricing](#))
- Progress Lighting - Builder Select Light Fixture Package at Vanities, Island and Living Room Fan
- Sod - Front, Sides & Rear of the Lot or to Naturally Vegetated Areas
- Essential Landscape Package

GARAGE

- Standard (2) - Car Garage with 9' - 2x4 Exterior Walls
- (1) 16'x 8' Single-Steel Non-Insulated Panel Garage Door ([No Windows](#))
- Concrete - Smooth Finish with Sealer Applied
- Insulation and Drywall (Fire Taped) at Garage Separation Walls Only

IMPORTANT: Superior Construction Features of Ashlar Homes LLC. Builder reserves the right to substitute comparable materials. Specs are subject to change without notice.

***Important Note:** Not all listed options are applicable to every floor plan due to variations in floor plan layouts and configurations



BUILDING BLOCKS

of Ashlar Homes

THE BUILDING BLOCKS OF ASHLAR HOMES

The purpose of this document is to help you understand the process to achieving your dream home. While the building of every home is a unique experience, we do our best to tailor the process in such a way that you have knowledge of the steps we are taking to provide a quality home that reflects great craftsmanship and design.

Block I: Contract

The contract represents the formal agreement between you, as the buyer and Ashlar Homes. This document will confirm the agreed selling price of the product, neighborhood/lot and specific plan along with any structural options for your home.

After your contract is processed, you will receive an email invitation link to Buildertrend. This is a project management software program used by Ashlar Homes to better communicate with you throughout your building process. When you receive your email invitation, please accept it. Interior and Exterior palette selections are made during this block.

*After the contract has been signed, we can no longer accept changes that affect the selected plan, palettes, window colors, or engineering provisions (i.e., structural options).

Customers Initials _____

Block II: Permitting - First 30 Days After Contract Signing

During this time, we will be preparing your homesite and applying for the appropriate building permits. You will also meet with your Community Manager to review your construction paperwork and be introduced to your Project Manager.

Customers Initials _____

Block III: Foundation - followed by Framing and Mechanicals (Electrical, Plumbing, etc.)

We understand that this is an exciting stage and that you will be curious. However, the job site can be a dangerous location during this process due to the construction that is taking place.

We ask that you not visit the construction site unless you are accompanied by an Ashlar Homes Sales Representative. At completion of roof installation, we will give you a 30 day closing window.

Customers Initials _____



BUILDING BLOCKS

of Ashlar Homes

Block IV: Sheet Rock, Trim and Cabinets

Once the cabinets and trim are completely installed, your closing date will be set by your project manager. Please know that we make every attempt possible to meet your original close date, although delays out of our control may happen. If we run into this situation, your closing date will be adjusted accordingly.

We will begin locking the house during construction. You will need to set up appointments with an Ashlar Homes representative to gain entry to the home from this point forward.

Customers Initials _____

Block V: Paint, Flooring and Finishes

Your excitement will be growing at this point and your dream will be taking shape! Please note that during this stage of construction, the home site can be dangerous due to odors and fumes from paint and stain. We advise for your health and safety to stay out of the home until this stage is completed.

We ask that you respect the detail of the work that is going into your home and allow our teams to complete their jobs without interruption. While we understand the anticipation of these last few weeks of construction, we ask that you refrain from coming inside the house after the carpet is installed until your New Home Orientation day.

Customers Initials _____

Block VI: New Home Orientation and Pre-Closing Walk – One Week Before Closing

You will receive an invitation about a month in advance through Buidertrend with dates and times for your New Home Orientation and Pre-Closing Walk appointment. It is very important that you make every effort to attend this meeting at its scheduled time, as not to delay closing.

During this appointment you will meet with your Director of Homeowner Services. We will go over any items that we have determined require attention prior to closing. This is called a punch list. During the orientation you will have the opportunity to add items to the punch list that need to be addressed. Your Director of Homeowner Services will also go over the operating systems in your new home.

These appointments are held during normal business hours.

Customers Initials _____



BUILDING BLOCKS

of Ashlar Homes

Block VII: Final Walk and Closing – Congratulations!! This is your Closing Day...

You will meet with your Director of Homeowner Services one last time to confirm that the punch list is complete and receive information on your warranty. Please load the Buildertrend App on your phone before this meeting.

Ashlar Homes is committed to providing you with a quality product that you will enjoy for years. We are also committed to keeping to a schedule that will get you into your dream home as quickly as possible. We depend on the buyer to meet all deadlines and walk-through meetings.

This Final Walk will be scheduled Monday through Friday during normal business hours. It is usually completed right before closing.

Closing – After your closing takes place, Ashlar Homes will receive notification when your account has fully funded, and final documentation has been approved ...you will then get your keys/code to get in your new home. This usually takes a few hours after closing.

Customers Initials _____

If at any point throughout the process you have a question, please contact your Ashlar Homes sales representative.

Questions and discussions regarding your home should be handled with our Ashlar Homes representative and not with our subcontractors. We prefer communication be done through Buildertrend messages so our entire team can access it.

If the Building Blocks of Ashlar Homes has been reviewed and agreed upon, please indicate this by signing below. Remember to refer back to this document frequently as a guide while your home is being built.

