

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 6" 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)

- Cultured Marble Vanity Top and Back Splash for All Vanity Locations
- Fiberglass Base with Tile Shower Walls in 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 Undermount 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
- Quartz countertops with Tile Backsplash
- Soft Close Cabinetry

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 (1) 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 Kitchen, Living Room, Hallway from Garage and Secondary Bathroom(s)
- Carpet In Bedrooms and Closets
- Pattereded High Traffic Carpet on Stairs
- Tile Floor in Primary Bath

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 shelve(s) & Rods in Bedrooms
- Five Shelves in Pantry(s) and Linen(s) per Closet Plan
- Boot Bench ([as applicable per plan](#))

PER PALETTE SELECTION - INSTALLED

- Carpet ([Includes 6 lb. Carpet Pad](#))
- Wood Grain Luxury Vinyl Plank Flooring
- Tile in Primary Bath and Kitchen Backsplash
- 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 (1) - Car Garage with 9' - 2x4 Exterior Walls
- (1) 9'x 7' 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
- Garage Door Opener and Keypad

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

