

# INCLUDED *features*

## GENERAL ITEMS

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- 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

## PLUMBING

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

## FOOTING & FOUNDATION

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- 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

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- 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

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- Engineered Roof Trusses
- 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

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- 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.
- Concrete Porch Slab with 4 Foot Wide Steps & Walk to Driveway with Broom Finish

## EXCAVATION

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- Excavation for Slab Foundation to Solid Soil



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## INSULATION

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- 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

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- Sized 14 SEER A/C Unit with 92% AFUE Furnace
- Dryer Vent in Laundry
- Electronic Digital Thermostat

## BATHS (AS APPLICABLE)

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- White Cultured Marble Vanity Top and Back Splash for All Vanity Locations
- Fiberglass 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

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

## KITCHEN/BATH CABINETS & KITCHEN COUNTER (AS APPLICABLE)

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- 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

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

## ELECTRICAL

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- 200 AMP Service, Ground Rod & Conduit
- Exhaust Fans in All Baths Ducted to Exterior
- Conduit Piped from Exterior to Predetermined Closet Location w/ Plug
- (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
- Ceiling Fan w Light Kit in Living Room & Rec Room (if applicable)

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

## APPLIANCE PACKAGE

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



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## FLOORINGS - PER PALETTE

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- 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

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- 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

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

## CONCRETE PAD

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

## TRIM & CLOSETS

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- 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

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- 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
- Irrigation System

## GARAGE

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

## STAIRS

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- 42" Wall with Trim Cap and Apron at Open Stairways

**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

