

INCLUDED

features

WARRANTY

- 10 Year Structural Warranty from 2-10 Home Buyers Warranty

PLUMBING

- 50-Gallon Gas Water Heater
- (2) Frost Free Silcocks
- PEX Water Lines with Polymer Fittings
- PVC Drain Lines

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
- 5" Gutters to 2"x3" Downspouts
- Drip Edge Flashings - Eaves & Rakes
- Ridges - Self-Sealing Ridge Shingles

FRAMING & EXTERIOR WALLS

- 2x10 Floor Joists, 3/4" Tongue & Groove Sub Floor
- Glued & Nailed with Ring Shanks (**Framed Floor Only**)
- LVP Moisture Barrier
- 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

- 4000 PSI Slab Floor Concrete Mix on 1/2" Clean Gravel
- 4000 PSI Garage Floor Concrete Mix
- 4000 PSI Driveway Concrete Mix. Drive width is 16 feet
- Concrete Porch Slab with 4-Foot-Wide Steps & Walk to Driveway with Broom Finish



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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 Carrier or Trane A/C Unit Furnace
- Electronic Digital Thermostat

BATHS (AS APPLICABLE)

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

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 Moen Faucet with Spray
- Ice Maker Hookup
- Aristokraft Kitchen Cabinetry - With 30" Uppers
- Laminate Countertops with Waterfall Edge and 4" Laminate 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
- (1) Front Elevation Exterior Electrical GFI Outlet
- (1) Rear Elevation Exterior Electrical GFI Outlet
- (1) Garage Interior Electrical GFI Outlet
- Microwave Circuit in Kitchen
- Electrical Outlets Per Code
- Smoke/Carbon Monoxide Detectors Per Code
- Conduit Piped from Exterior to Predetermined Closet Location w/ Plug

APPLIANCE PACKAGE

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



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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

- Low E Vinyl Single Hung with Argon Gas with Screens & Fixed Windows ([as applicable](#))
- Jeld-Wen Paint Grade Interior Doors

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 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

PER PALETTE SELECTION - INSTALLED

- Carpet ([Includes 6 lb. Carpet Pad](#))
- Wood Grain Luxury Vinyl Plank Flooring
- Progress Lighting 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

STAIRS

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

