

INCLUDED

features

WARRANTY

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

PLUMBING

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

FRAMING & EXTERIOR WALLS

- 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
- 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 SEER A/C Unit with 92% AFUE Furnace
- Electronic Digital Thermostat

BATHS (AS APPLICABLE)

- White Cultured Marble Vanity Top and Backsplash 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
- 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 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
- 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
- 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



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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 Color

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

- Concrete Patio - 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 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
- 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
- Irrigation System.

GARAGE

- 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

- 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

