

IMPERIAL HOME SERIES

Luxury Features Included in Base Price

Foundation

- 8' Steel reinforced, poured concrete foundation walls or 12-course block
- Form-A-Drain drain tile system with submersible sealed sump crock
- R-5 Insulated & waterproof foundation walls with Watchdog® System with 10 year guarantee against leaks

Framing

- Engineered "I" Joist floor system
- Glued & nailed 3/4-inch T&G decking
- Glued and nailed 2x4 exterior walls with R-7.2 rigid Tuff foam wall system **OR** Glued and nailed 2x6 exterior with 1/2" OSB sheathing Tyvek® wrapped wall system
- Premium grade SPF kiln dried lumber
- Engineered wood roof trusses

Windows & Exterior Doors

- Vinyl low E insulated windows and patio doors
- Protecto wrap® weather shield around all windows and doors
- Wood jambs & casing around all windows
- Insulated foam core entry doors fully weather-stripped with adjustable threshold
- Steel raised panel overhead door with R-9.6 insulated core
- 1/2 hp Lift-Master® Belt driven garage door opener with security plus remotes

Roof

- 1/2" OSB roof sheathing
- Ice & water shield in all valleys and eaves
- Elk® 30 yr. Class A, Dimensional seal down roof shingles
- Continuous ridge vent
- Color baked enamel W-valley and flashing

Insulation

- R-20 total wall insulation, craft faced batts for better moisture control
- R-44 blown ceiling
- R-7 Wall sheathing

Heating

- Armstrong® 90% plus hi-efficient furnace
- Armstrong® 13 Seer air conditioning unit
- Honeywell® programmable thermostat
- Life Breath® Air to Air exchanger with fresh air ventilation & heat recovery
- Honeywell® media air filter

Plumbing

- 50 gallon Gas hot water heater
- Plumbing in basement for future bath
- Sealed sump crock w/submersible pump
- Copper water lines
- PVC waste & vent pipes
- White or Biscuit plumbing fixtures
- MoenStone® Granite kitchen sink
- Moen® chrome single handle with pullout sprayer for kitchen faucet
- Kohler® water saving toilets
- Moen® chrome & brass at all bath sinks
- Manfields® vanity sinks
- Lasco® fiberglass tub/shower enclosures
- Shut-off valves at all fixtures
- (2) Frost proof hose bibs

Exterior

- Brick or stone (per plan)
- Cedar corner boards, frieze boards and window trim for front elevation
- Premium grade Vinyl siding (.042 thickness)
- Maintenance-free aluminum soffit and fascia
- Seamless aluminum gutters & downspouts
- Exterior painting & caulking

Electrical

- Generous lighting allowance
- 200 Amp / 40 space panel box
- (2) GFI waterproof electrical outlets on exterior of home
- Recessed lighting in kitchen
- (2) Recessed eyeball lights above fireplace
- (4) cat-3 phone jacks
- (4) RG-6 cable TV jacks
- Smoke detectors to code
- All basement lights on switch

Drywall

- Sand texture finish with square corners
- Drywall firewalls and ceiling in garage
- Primed walls and ceilings
- Choice of 3 colors of interior paint

Millwork

- Solid 2-1/4" Oak pre-stained colonial trim
- Solid 3-1/4" Oak colonial base
- Pre-stained flush Oak or 6-panel Pine doors
- Crown molding above all cabinets
- Custom built closet shelving

Hardware

- Schlage door handles
- Cabinet pulls on all cabinets
- Deadbolt for front door

Kitchen

- Custom Amish made Oak cabinets
- Roll-out trays
- Built in pantry (per plan)
- Vented range hood
- Laminate tops
- 1/2 hp. garbage disposal
- Frigidaire® dishwasher in choice of stainless steel, black, white or biscuit

Baths

- Custom Amish Oak vanity cabinets
- Laminate tops
- Full-length vanity mirrors
- 90 cfm ultra-quiet bath fans vented to exterior
- Jacuzzi® whirlpool tubs (per plan)
- Hammered glass shower door with choice of chrome or gold trim

Laundry

- Water hook-up and drains for washing machine
- Dryer exhaust vent to exterior
- Dura-tub (per plan)
- Amish Oak Cabinets above washer & dryer
- 220 electric connection or gas hook-up dryer, owners choice

Fireplace

- Majestic® DV360 sealed direct vent gas unit with log kit
- Adjustable flame and blower speed control
- Stone or Brick to mantel height

CLASSIC HOME SERIES

Features Excludes:

- Air conditioning
- Life Breathe® Air to Air Exchanger
- Exterior brick or stone
- 1/2 hp. garage door opener
- Fireplace
- Elk® 30-year dimensional shingles (25-yr. 3-Tab fiberglass shingle in lieu of Elk® 30-year)

Call our office with any questions

262-253-1008

Builder reserves the right to make changes to these features at any time without notification.

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