

Every home we build comes with an impressive set of standard features that set Ashlar Homes apart. We look forward to working with you as you explore the opportunity to become our newest satisfied customer.

General Items

- Blueprint Preparation
- Permits Required by Municipality
- Staking 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
- 2, 10 Year Warranty from 2-10 Homebuyers Warranty
- Bluegrass Sod for Entire Lot or to Naturally Vegetated Areas

Excavation

- Excavation for Basement & Foundation to Solid Soil (*Minimum 3 ft. Depth Below Finished Grade for Frost Protection*)

Stairs

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

Footing & Foundation

- House – 8' Foundation Walls – 8" Wide
- Garage – Foundation Wall Height (*Per Site Requirement*)
- Footings 3000 PSI – Reinforced with #4, 1/2" Steel Rods
- Walls 3000 PSI – Reinforced with #4, 1/2" Steel Rods
- Damp Proofing: One Coat Mulseal by Tremco for Moisture Barrier
- Perforated Drain Tile Covered with 1/2" Gravel to Daylight or Sump
- (1) Foundation Egress Window in Predetermined Location

Roofing

- Laminated Composition Shingles
- 15 lb. Felt
- Gravity Vents Per Code
- Flashings – Galvanized Steel with Enamel Finish
- 5" Gutters to Match Trim Color of Home with 2"x3" Downspouts
- Drip Edge Flashings – Eaves & Rakes
- Ridges – Self-Sealing Ridge Shingles
- Roof Sheathing

Important Note: Not all listed options are applicable to every floor plan due to variations in floor plan layouts and configurations

Framing & Exterior Walls

- Engineered I-Joists floor systems
- Engineered Roof Trusses
- 3/4" Tongue & Groove Sub Floor Glued & Screwed
- Vinyl Lap Siding Front Exterior with Board and Batt Vinyl Siding and Aluminum Soffits Side and Rear Elevations
- Vented Vinyl Soffit Material
- 2"x4" Exterior Wall Studs 16" O.C.
- 8' Main Level with 10' Raised Areas, Per Plan

Flatwork

- 4000 PSI Basement 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 #4, 1/2" Steel Rod 12' 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 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 Water Heater
- (2) Frost Free Silcocks
- PEX Water Lines with Polymer Fittings
- PVC Drain Lines

Insulation

- House Wrap on Exterior
- All Exterior Doors & Voids Foamed and/or Caulked
- R-13 Exterior Walls (*Excludes Garage Exterior Walls*)
- R-38 Blown in Attic – House
- R-30 in Sloped Ceiling
- R-19 Blown in Attic Above Garage (*as applicable*)

Heating & Cooling

- Sized 13 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 Shower Insert in Master Bath
 - With Clear Glass Bi-Pass Sliding Doors
 - Chrome Trim Finish
- Fiberglass Tub/Shower Unit in Guest Bath (*as applicable*)
- Chrome Double Lever Delta Faucets in Baths
- Stool in Baths
- Stained Echelon Vanity in Touraine, Salerno or Norwich door styles (*as applicable*)
- Rectangular Beveled Mirror Above Vanity Cabinet
- Chrome Finish Bath Hardware in Predetermined Locations

Lower Level

- Sump Pump as Required by City Code – No Sump Pump on Walk Out Homesites

Kitchen & Bath Cabinets & Kitchen Countertop (as applicable)

- Stainless Steel Double Bowl Drop in Sink
- Garbage Disposal
- Single Lever Chrome Delta Faucet with Spray
- Ice Maker Hookup
- Dishwasher Hookup
- Choice of Echelon Touraine, Salerno or Norwich Kitchen Cabinetry
 - With 30" – Uppers & Standard Crown at Kitchen Uppers
 - With Flat Sides & Ends
- Laminate Counter Tops with Waterfall Edge and 4" Laminate Backsplash

Drywall

- Drywall on Walls & Ceilings
- Knock Down Texture Ceilings
- Knock Down Texture at Garage Walls and Ceilings
- Knock Down Texture on Closet Walls

Laundry

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

Electrical

- 200 AMP Service, Ground Rod & Conduit
- Exhaust Fans in All Baths
- Wire for (3) Low Voltage Jacks, Any Combination of Phone (CAT6) or Cable (RG6)
- (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
- Frigidaire Tall Tub Dishwasher

Floor Coverings

- **Vinyl** – In Areas Per Interior Layout Plan Exhibits
- **Carpet** – In Areas Per Interior Layout Plan Exhibit

Floor Coverings - See Attached Interior Layout Plan Exhibits for Details & Locations

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*)
- Masonite Paint Grade Interior Doors
- Energy Efficient Double Pane Vinyl Windows
- Kwikset Hardware

For Door & Window Locations See Attached Interior Layout Plan Exhibits - All Doors Come with Brush Nickel Door Hardware - Knobs

Paint

- Interior – Two Builder Select Paint Colors
- Enameling – Water Base Enamel Paint On: Paint Grade Trim Throughout Home
- All Closets – Painted Enamel Trim Paint
- Exterior – One Accent Color

Concrete Pad

- 12'x12' Concrete Pad – Broom Finish (*Size of Pad is Subject to Home Site Conditions and Municipal Code Requirements*)

Walk Outs Deck Replaces Concrete Pad and there is 3' by Size of Walkout Door Pad

Trim

- 2-1/4" Casing – Doors & at Bottom Ledge of Windows – Throughout Home Locations & Type Per Attached Exterior Elevation Plan Exhibits – With Drywall Wrap Around Windows
- 3-1/4" Paint Grade Base Trim – Throughout Home (*Excludes Garage*)
- Master Closet: (1)–Trim Stack ~2'– wide x 12"– Deep; Single Shelve(s) & Rod(s)
- Guest Bedroom Closet(s) – Single Shelve(s) & Rod(s)

Allowances - Installed (*as applicable*)

- Carpet (*Includes 6 lb. Carpet Pad with 25 oz. Carpet*) – \$12.42 sq. yd
- Vinyl – \$12.50 sq. yd.
- Tile (*No Tile in Standard Pricing*) \$7.70 sq. ft.
- Wood (*No Wood in Standard Pricing*) – \$5.50 sq. ft.
- **Progress Lighting – Builder Select Light Fixture Package**
- Landscaping – \$900
- Sod – Front, Sides & Rear of the Lot or to Naturally Vegetated Areas

Garage

- Standard (2) – Car Garage with 9' – 2x4 Exterior Walls
- (1) 16'x7' Single–Steel Insulated Panel Garage Door (*No Windows*)
- Pre–wire Only (2) Electrical Outlet for Garage Door Opener (*No Button Wire*)
- Concrete – Smooth Finish with Sealer Applied

IMPORTANT: Superior Construction Features of Ashlar Homes LLC. Builder reserves the right to substitute comparable materials. Specs are subject to change without notice.