

# Optimized

## Series



## Standard Features

### Site Conditions

- ◊ Gravel construction driveway (up to \$700 allowance)
- ◊ Up to 50' underground electric line and hook-up
- ◊ Up to 50' natural gas line and hook-up
- ◊ Up to 50' of sewer line and hook-up
- ◊ Up to 60' of water line and hook-up
- ◊ Underground drain lines from downspouts (up to 300')
- ◊ Rough grading and rough-finish grading

### Exterior Features

- ◊ Gutters-seamless aluminum with hidden hangers and matching downspouts
- ◊ Maintenance free vinyl siding with limited lifetime warranty
- ◊ Maintenance free vinyl porch post and railing (per print)
- ◊ 25 year 3 tab shingles for durability
- ◊ Felt paper and ice guard protection to extend the life of your roof
- ◊ Metal ridge vent
- ◊ Insulated Therma-Tru® doors\*\*
- ◊ Pella Centera® windows: EnergyStar® Rated, insulated glass, Low E, tilt in lower sash for easy cleaning, with Limited Lifetime Warranty\*
- ◊ Half screens for all windows & a screen for the sliding glass door
- ◊ Two frost free exterior cold water faucets
- ◊ Two exterior G.F.I. electrical outlets
- ◊ Areas disturbed by construction will be rough/finish graded

### Interior Features

- ◊ Painting, staining and varnishing of walls, trim, doors & windows
- ◊ KraftMaid® kitchen & bath cabinets are oak or hickory with a choice of several colors
- ◊ Choice of cabinet pulls/knobs for your cabinetry
- ◊ Laminate counter tops and back splash available in many colors
- ◊ Cultured marble vanity tops and back splashes in the bathrooms
- ◊ Mirrors above all vanities
- ◊ Vinyl coated shelving in all closets, linens, and pantry
- ◊ MDF casing painted white on all window openings add a custom touch
- ◊ MDF trim painted white throughout, MDF painted white picture framed bi-fold doors on first & second floors, ½ walls with painted wood caps at the stairs, balconies and open areas
- ◊ 6 panel Masonite, hollow core, interior doors - painted
- ◊ Brass door knobs and door hardware

### Basement Features

- ◊ 8' poured concrete walls with a 30 year waterproofing warranty\*\*\*
- ◊ Outer & inner drain tile surrounding the footer
- ◊ Sump pump is included where necessary for proper drainage
- ◊ (2) Insulated vinyl basement windows

### Garage Features

- ◊ The garage floor is 4" concrete with vapor barrier
- ◊ One electrical outlet (GFI)
- ◊ Pre-wiring is included for a future garage door opener
- ◊ Insulated steel, raised panel overhead garage door
- ◊ Walls and ceiling are drywalled

### Structural Features

- ◊ 2x dimensional lumber for floor joists and wall studs
- ◊ 7/16" wall sheathing on exterior walls
- ◊ Roof sheathing is O.S.B. and strengthened by clips
- ◊ **Energy efficiency & Comfort Features**
- ◊ York® 95% high efficiency gas furnace with **10 year parts warranty**
- ◊ Pella Centera® Energy Star Rated Low E windows
- ◊ Owens Corning® R-49 fiberglass ceiling insulation and R-13 wall insulation
- ◊ R-6.7 closed-cell foam +R-19 insulation in rim joist cavities on first floor
- ◊ An air infiltration sealant package eliminates drafts and unnecessary energy costs
- ◊ Perforated soffits and ridge vents ventilate your attic and prolong the life of your insulation and shingles
- ◊ House wrap on walls and gables at heated living space
- ◊ Blower door test & HERS rating for home

### Electrical Features

- ◊ 150 amp electric service provides you with plenty of power now and for the future
- ◊ 2-category 5 phone jacks included
- ◊ 2-RG6 cable TV jacks included
- ◊ Electric smoke detectors with a battery back up are on all levels
- ◊ GFI receptacles add convenience and safety to the kitchen and baths
- ◊ For added convenience, ceiling lighting is provided in all bedrooms

### Plumbing Features

- ◊ Choice of gas or electric service to your clothes dryer and range
- ◊ 40 gallon gas water heater
- ◊ Chrome Delta® faucets supply with limited lifetime warranty on the finish
- ◊ PEX® Plastic water supply lines
- ◊ Pull out sprayer with hose supplied with the kitchen faucet
- ◊ Tubs & Showers are one piece fiberglass per print or a one piece fiberglass shower/tub combination per print

### Quality Control

- ◊ Thorough cleaning of the home
- ◊ An on-site preconstruction meeting allows us to discuss your lot and any other questions you may have before we start construction
- ◊ New home orientation

### Dutch Heritage Homes Warranties

- ◊ Dutch Heritage Homes warranty
- ◊ Manufacturer warranties

#### \* Pella® warranties:

Limited Lifetime for original owner - OR -  
(if Proline are chosen as an option):  
20 year warranty on glass,  
10 year warranty on all other components;

#### \*\* Therma-Tru warranty:

20 year warranty protects the door, panel or glass inserts, grilles, hinges, weatherstripping, door bottom gasket, corner seals and the sill

#### \*\*\* Basement waterproofing warranty:

30 yr waterproofing warranty on poured concrete basement walls



Dutch Heritage Homes



Office/Model Home  
10532 Cleveland Ave, NW  
Uniontown, OH 44685  
(330) 305-6700

DHOnline.com