



# Heritage Standard Features - Offsite



*Quality - Value - Dedication - Commitment.....*

**330-305-6700**

*.....are just a sample of the many included features you can expect in your new home.*

## Site Conditions

- ~Gravel driveway up to 70' (rough gravel & finish gravel)
- ~Culvert for drive is provided when necessary
- ~Up to 80' underground electric line and hook-up
- ~Up to 80' of natural gas line and hook-up
- ~Up to 80' of water line and hook-up (in areas with city water)
  - OR- Water well included up to 75' deep (in areas with well water)
- ~Up to 80' of sewer line and hook-up (in areas with city sewer)
- ~Underground drain lines from down spouts (300' included)
- ~Areas disturbed by construction will be rough and rough-finish graded

## Exterior Features

- ~Concrete porch or stoop at front
- ~Gutters-seamless aluminum with hidden hangers and matching downspouts
- ~Maintenance free vinyl siding with limited lifetime warranty
- ~Aluminum exterior frieze trim, front corner trim & aluminum garage door trim
- ~9" tall decorative vinyl window headers with keystones (per print, if applicable)
- ~Maintenance free vinyl porch post and railing (per print)
- ~30 year architectural (dimensional) shingles
- ~Felt paper and ice guard protection to extend the life of the roof
- ~Shingle-over ridge vent (hip roofs may use an attic fan in lieu of ridge vent)
- ~Insulated Fiberglass Thermo-Tru® exterior doors\*\*
- ~Pella® Windows: Energy Star® Qualified vinyl double hung windows with insulated glass, Low E, tilt-in for ease of cleaning with Lifetime Limited Warranty\*
- ~Full screens for all windows & sliding glass doors
- ~Two frost free exterior cold water faucets
- ~3 exterior G.F.I. electrical outlets (one is near the AC unit)

## Interior Features

- ~Generous allowance for light fixtures
- ~Quality plush carpet & pad and vinyl flooring included throughout the home
- ~Electric or gas range, dishwasher & recirculating range hood included
- ~Painting, staining and varnishing of walls, trim, doors & windows, exterior trim
- ~KraftMaid® Kitchen & Bath cabinets - Choice of: Oak, Maple or Hickory door styles in several colors
- ~Laminate counter tops and back splash available in many colors
- ~Cultured marble vanity tops and back splashes in the bathrooms in several colors
- ~Mirrors above all vanities
- ~Rear, direct vent, gas fireplace with wood mantle, stone to mantle & raised hearth
- ~Closet Maid® vinyl coated shelving in all closets, linens, and pantry
- ~3" baseboard & 2 1/4" casing on all windows and doors, cased openings, picture framed bi-fold doors on first and second floors
- ~Choice of painted trim, oak stained trim or poplar stained trim (dependent on cabinet choice)
- ~Choice of several cabinet knobs/pulls for your cabinetry
- ~Choice of several Masonite, hollow core, interior door styles, painted
- ~Choice of brass, brushed nickel or oil rubbed bronze door knobs and hardware

## Basement Features

- ~8' high, poured concrete walls with waterproofing warranty\*\*\*
- ~Outer and inner drain tile surrounding the footer
- ~Sump pump is included
- ~2 insulated vinyl basement windows

## Garage Features

- ~The garage floor is 4" concrete with vapor barrier
- ~One electrical outlet (GFI)
- ~Pre-wiring for a future garage door opener
- ~Wayne Dalton® insulated, steel, raised panel, overhead garage door with several panel and color combinations
- ~Thermo-Tru® fiberglass service door in garage (per print, if applicable)\*\*
- ~Walls and ceiling are drywalled and textured

## Structural Features

- ~2x dimensional lumber for floor & wall framing, engineered roof truss systems
- ~7/16" wall sheathing on exterior walls
- ~Roof sheathing is O.S.B. and strengthened by clips
- ~Primed steel I-beams in basement

## Energy efficiency & Comfort Features

- ~York® 95% high efficiency gas furnace with **10 year parts warranty**
- ~Central air conditioning sized per your plan
- ~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
- ~House wrap on walls and on gables above heated living space
- ~Air infiltration sealant package
- ~Perforated soffits with ridge vent system (attic fan may be used on some hip roofs)
- ~Blower door test & HERS rating for home

## Electrical Features

- ~150 amp electric service
- ~(4) category 5 phone jacks
- ~(4) RG6 cable TV jacks
- ~Electric smoke detectors with a battery back up are on all levels
- ~GFI receptacles in all kitchens and baths
- ~Ceiling lighting is provided in all bedrooms

## Plumbing Features

- ~Choice of gas or electric service to your clothes dryer and range
- ~Choice of 80 gallon electric or 40 gallon gas power-vent water heater
- ~Chrome Delta® faucets with limited lifetime warranty on their finish
- ~Choice of pedestal sink or vanity base in powder room (per print, if applicable)
- ~Laundry tub in laundry room (or basement, if applicable)
- ~PEX plastic water supply lines
- ~Pull out sprayer with hose at the kitchen faucet
- ~Tubs & Showers are one piece fiberglass per print or a one piece fiberglass shower/tub combination per print
- ~Glass & chrome shower door is included with the one piece shower unit (if your print shows one)

## Quality Control

- ~We will secure your building permits
- ~Construction dumpster & trash removal
- ~Final cleaning of entire home, basement & garage
- ~An on-site preconstruction meeting allows us to discuss your lot and any other questions you may have before we start construction
- ~Homeowner's orientation to acquaint you with your new home
- ~Home is accessible to you daily for your piece of mind

## Dutch Heritage Homes Warranties

*Please consult your Customer Care Manual for complete details & coverage*

- ~Dutch Heritage Homes warranty
- ~25 Year Limited Structural Warranty

### \* 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;**

### \*\* Thermo-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**



## *Offsite - Homestead Standard Features*

***The Homestead Features offer affordable quality with outstanding value.  
The following list itemizes the differences between the Heritage Standard Features &  
the Homestead Standard Features.***


- \*25 year 3 tab shingles in lieu of 30 year architectural shingles
- \*Metal ridge vent in lieu of shingle-over ridge vent
- \*Steel ThermaTru® 6 panel exterior doors in lieu of fiberglass ThermaTru® exterior doors\*\*
- \*Pella® Windows: Single hung windows in lieu of double hung windows
- \*1/2 screens on all windows in lieu of full screens
- \*Choice of oak or hickory cabinets in lieu of additional choice of maple
- \*Round, brass door knobs and hardware in lieu of choice of nickel or bronze
- \*Fireplace not included
- \*Painted 2 1/4" casing on all windows and doors in lieu of choice of painted or stained
- \*Painted 3" baseboard trim in lieu of choice of painted or stained
- \*Painted caps on 1/2 walls (per plan design) in lieu of the choice of painted or stained
- \*Drywall wrapped openings in lieu of cased openings
- \*Service door in garage not included
- \*Wood 4-ply 2x10 support beams in basement in lieu of steel beams (adds steel posts)
- \*Aluminum exterior frieze trim, front corner trim & aluminum garage door trim not included (garage door trim is painted in lieu of aluminum wrapped)
- \*6" tall decorative vinyl window headers with keystones in lieu of 9" tall decorative vinyl window headers with keystones (per print, if applicable)
- \*(2) cat-5 phone jacks in lieu of 4
- \*(2) Rg6 cable TV jacks in lieu of 4
- \*Vanity base in powder room in lieu of pedestal or vanity base choice (per print, if applicable)
- \*Laundry tub not included
- \*Central air conditioning not included

The Homestead Features have been combined to offer a valuable home package without sacrificing the quality you deserve. Any Heritage Feature may be added to your Homestead Package to suit your needs.

***Please see reverse for our Heritage Standard Features.***

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***DHHonline.com***

 **Dutch Heritage Homes**

