



# Heritage

## Standard Features - Offsite

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



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

**330-305-6700**

### THE FIRST IMPRESSION - YOU ONLY GET ONE.....

- ◊Gravel driveway up to 70' (rough gravel & finish gravel)
- ◊Culvert for drive is provided when necessary
- ◊Concrete porch or stoop at front
- ◊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)
- ◊Gutters-seamless aluminum with hidden hangers and matching downspouts
- ◊Underground drain lines from down spouts (300' included)
- ◊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 extends the life of your roof
- ◊Shingle-over ridge vent
- ◊Insulated Fiberglass Therma-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
- ◊Areas disturbed by construction will be rough and rough-finish graded

### WELCOME HOME TO YOUR INVITING INTERIOR

- ◊Generous allowance for light fixtures
- ◊Quality plush carpet & pad and vinyl flooring included throughout the home
- ◊Electric or gas range, dishwasher & range hood included
- ◊Painting, staining and varnishing provide a beautiful interior
- ◊Kitchen & Bath cabinets - Choice of:
  - Oak with recessed flat panel doors with dovetail drawers - or
  - Maple with recessed flat panel doors with dovetail drawers -or
  - Oak with raised panel doors with dovetail drawers -or
  - Cherry with recessed flat panel doors with dovetail drawers -or
  - Oak with mission-style flat panel doors with dovetail drawers
- ◊Several color choices of cabinets
- ◊Laminate counter tops and back splash available in many colors
- ◊Cultured marble vanity tops and back splashes in the bathrooms
- ◊Mirrors above all vanities
- ◊Rear, direct vent, gas fireplace or wood-burning metal insert fireplace with custom oak mantle and 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

### NOT JUST A BASEMENT - AN EXTENSION OF YOUR LIVING SPACE

- ◊8' poured concrete walls with waterproofing warranty\*\*\*
- ◊Outer and inner drain tile surrounding the footer
- ◊Sump pump is included
- ◊2 Insulated vinyl basement windows allow light into your basement

### GARAGE CONVENIENCES

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

### STRUCTURAL PEACE OF MIND

- ◊Engineered I-Joist Silent Floor® System with Lifetime Warranty\*\*\*\*
- ◊7/16" wall sheathing on exterior walls
- ◊Roof sheathing is O.S.B. and strengthened by clips
- ◊Primed steel I-beams in basement (reduces amount of posts)

### FOR VALUE AND ENERGY SAVINGS

- ◊Owens Corning® R-38 fiberglass ceiling insulation and R-15 wall insulation adds comfort and efficiency
- ◊House wrap on walls and on gables above heated living space
- ◊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

### ELECTRICAL CONVENIENCES

- ◊150 amp electric service provides you with plenty of power now and for the future
- ◊(4) category 5 phone jacks included
- ◊(4) 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 CONVENIENCES

- ◊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
- ◊Delta® faucets supply your water and have a 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)
- ◊A hook-up station and drain are ready to accept your washing machine
- ◊PEX water lines provide years of clean water supply
- ◊And for those larger kitchen tasks, a pull out sprayer with hose is supplied with the kitchen faucet
- ◊Tubs & Showers are one piece fiberglass per print or a one piece fiberglass shower/tub combination per print
- ◊A glass shower door is included with the one piece shower unit (if your print shows one)

### COMFORT AND CLIMATE FEATURES

- ◊York® 95% high efficiency gas furnace with **10 year parts warranty**
- ◊Central air conditioning sized per your plan

### 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

### IT DOESN'T "END" AT CLOSING

- ◊Dutch Heritage Homes' warranty
- ◊25 Year Limited Structural Warranty

#### \* Pella® warranties:

Limited Lifetime for original owner  
(if Proline are chosen as an option):

20 year warranty on glass,  
10 year warranty on all other components;

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

\*\*\* A 40 yr waterproofing warranty on poured concrete basement walls

\*\*\*\* Silent Floor® System protects against squeaks due to product defects



## *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 maple, flat panel cabinets in lieu of additional choice of cherry flat panel, oak raised panel or oak mission-style cabinets
- \*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
- \*6 paneled doors in lieu of several other door choices
- \*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)
- \*House wrap not included
- \*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.***

*Office/Model Home  
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***DHHonline.com***

