

Optimized

Series



Standard Features

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

- ◊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 extends the life of your roof
- ◊Metal ridge vent
- ◊Insulated Therma-Tru® doors**
- ◊Pella Centera® windows: Energy Star 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

WELCOME HOME TO YOUR INVITING INTERIOR

- ◊Painting, staining and varnishing provide a beautiful interior
- ◊Kitchen & bath cabinets are oak with recessed flat panel doors with dovetail drawers in 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

NOT JUST A BASEMENT - AN EXTENSION OF YOUR LIVING SPACE

- ◊8' poured concrete walls with a 40 year waterproofing warranty***
 - ◊Rigid outer and flexible inner drain tile surrounding the footer takes water away from your foundation
 - ◊Sump pump is included where necessary for proper drainage
 - ◊Insulated vinyl basement windows (2) allow light into your basement
- ***SEE NOTES FOR SLAB CONSTRUCTION***

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
- ◊Insulated steel, raised panel overhead garage door
- ◊Walls and ceiling are drywalled and textured for a finished appearance

STRUCTURAL PEACE OF MIND

- ◊Wood floor joists spanned per code, 2x4 studs per code requirements
- ◊7/16" wall sheathing on exterior walls
- ◊Roof sheathing is O.S.B. and strengthened by clips

FOR VALUE AND ENERGY SAVINGS

- ◊Pella Centera® Energy Star Rated Low E windows will save on heating and cooling bills
- ◊Owens Corning® R-38 fiberglass ceiling insulation and R-15 wall insulation adds comfort and efficiency
- ◊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
- ◊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 CONVENIENCES

- ◊Choice of gas or electric service to your clothes dryer and range
- ◊Choice of 80 gallon electric or 40 gallon gas water heater
- ◊Peerless® faucets supply your water and have a limited lifetime warranty on their finish
- ◊A hook-up station and drain are ready to accept your washing machine
- ◊Plastic 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

COMFORT AND CLIMATE FEATURES

- ◊York® 95% high efficiency gas furnace for comfort and energy savings

QUALITY CONTROL

- ◊To ensure a great first day in your new home, we will thoroughly clean it
- ◊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

IT DOESN'T "END" AT CLOSING

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

NOTES If chosen to be built as a slab construction, the foundation walls are constructed from frost-depth, hollow core, concrete block. Drain tile, sump pump, basement windows or waterproofing are not included with slab foundation.

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



* Pella® 20-10 warranty: (Centera) Limited Lifetime for original owner
** 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 8' poured concrete basement walls