



The following is a list of Elegance by Colonial Homes included features. We feel it is important that you know where your hard earned money is going when you build your new home. For those who like to compare dollar for dollar what kind of product they are receiving, we hope this will eliminate some of the confusion and help you on your path to becoming a new homeowner.

Excavation/Foundation

- Building permits obtained by builder
- Removal and replacement of topsoil
- Rough & final grade of disturbed areas
- Allowance for gravel driveway base
- Poured concrete basement walls with rod reinforcement
- Exterior & interior footer drainage tile w/ 2 Cleanouts for clearing clogs
- Vented footer pipe fights against Radon gas
- Generous gravel backfill
- Choice of glass block or vinyl clad basement Windows with insulated glass & screens
- Full foundation brick or stone wrap
- Waterproof system

Concrete/Service Lines

- Concrete sidewalk
- Concrete driveway
- Water/well & sewer/septic allowance
- Installation of downspout run off lines
- Installation of gas service
- Installation of underground electric service

Rough Frame

- Oversized steel I-beam for Wide-open basement
- 2" x 10" floor joists 16" on-center
- 2"x 4" stud wall construction 16" on center

- ¾" O.S.B. tongue and groove sub floor (glued and nailed)
- 7/16" O.S.B. exterior sheathing
- 9' ceilings
- Custom cathedral, trey, tent and coffered Ceilings per plan

Roofing

- Custom engineered roof trusses
- 7/16" O.S.B. roof sheathing w/ plywood clips
- Dimensional fiberglass roof shingles
- Ice guard in all valleys, roof connections and Around windows
- Shingle overlay ridge vent system

House Exterior

- Andersen maintenance free tilt-wash windows With Low-E, full screens, choice of style & color
- Therma-Tru® Smooth-Star™ fiberglass Exterior swing doors with dead bolts (rust proof)
- Therma-Tru® Smooth-Star™ fiberglass front door with custom glass per plan
- Tyvek house wrap entire home exterior
- 5" Seamless aluminum gutters and spouting
- Insulated garage door(s)
- Garage door opener(s)
- Garage service door
- Garage walls & ceilings drywalled & textured
- Brick or stone exterior per plan

House Interior

- Custom layover ceiling finish
- USG first coat primer on all interior walls, Plus 1 coat color primer & 1 coat of Sherwin Williams Cashmere
- Air infiltration caulk & seal package
- Granite kitchen counter tops
With stainless under-mount sink
- Full tiled backsplash in kitchen
- Choice of hand crafted semi-custom or Custom built Cabinetry
- Solid surface bathroom counter tops
With under-mount sink
- Laundry room wall cabinets per plan
- Choice of cabinet hardware
- Crown molding on top & bottom
Of kitchen cabinets
- Crown molding in kitchen & dining room
- Cased windows
- Stair railing w/wood or wrought iron spindles
- Custom wood bench/open lockers per plan
- Professional painting and staining
With (4) color choices
- Wider stained and / or painted woodwork
- Raised panel interior doors
- Choice of interior door hardware
- Ceramic or hard wood floor in foyer
Kitchen, bathrooms & laundry room
- Towel bar and paper holder in each bath
- Mirrors over all vanity sinks
- Generous appliance allowance
- Wood burning or direct vent gas fireplace
With custom wood mantle and raised hearth
- Wood or vinyl coated wire shelving in all
Closets and pantries
- Cased or arched bull nosed openings

Electrical

- 200 Amp electrical service (Large Panel)
- Generous lighting allowance
- 14 interior recessed lights
- Under cabinet lights in kitchen
- Electric smoke detectors w/ battery backup
- Front door bell wiring
- Four category 5 telephone outlets
- Four RG6 speed cable outlets

- Two garage outlets
- Two exterior outlets
- Exhaust fans in all the baths

Plumbing/Mechanicals

- 95+ efficient gas forced air furnace
- Central air conditioning sized per your plan
- Digital thermostat
- Pex water lines
- Water line to the refrigerator
- Shut off valves at all sinks & commodes
- 50-gallon high efficiency gas water heater with
Power vent or 80-gallon electric
- Garden or corner tub w/ tile back splash
Per plan
- One-piece fiberglass shower/tub units
- Shower door per plan
- Elongated toilet bowls
- Fiberglass laundry sink/tub
- Pedestal sink or vanity cabinet in half bath
- Moen® faucets
- Garbage disposal
- Two exterior frost proof faucets
- Garage floor drain
- Hot & cold water faucet in garage
- Basement floor drain
- Rough plumb for full bathroom in basement

Customer Service

- Plans created and drawn in house
By our design team
- Interior designer for guidance with selections
- Homeowner service department

Warranties

- 1-year workmanship and material
- Limited lifetime waterproof warranty on foundation
- Anderson 20-year warranty on glass, 10-year
Warranty on all other components
- Amana 10-year warranty on parts and labor
Lifetime warranty on heat exchanger
- Rheem 5-year warranty on water heater
- Moen warranty on fixtures for as long
As you own the home
- Lifetime warranty for dimensional shingles