

Allan Builders Standard Inclusions*

All Homes are Built Within Focus on Energy New Home Standards



Construction Inclusions

Poured walls with Form-a-Drain 8' tall by 8" thick
Horizon Foundation Finishing System
1" rigid foundation insulation from footing to top of wall
One 32" x 16" vinyl basement window with area well and screen
Sump pump/drain tile per required code
11-7/8 I-Joist floor joists
High performance 3/4" tongue and groove floor sheathing
1/4" underlayment at vinyl flooring areas
2" x 6" 16" O.C. exterior wall framing
OSB sheathing at house exterior walls
Tyvek house wrap at exterior house and garage walls
Premium vinyl windows w/screens, low-E-glass, and internal window grilles per plan
Premium vinyl patio door w/screen, low-E-glass, and grilles per plan
Engineered steel beams and columns
Engineered roof trusses 24" O.C.
1/2" OSB roof sheathing with H-clips
30 yr. dimensional shingles
R-50 blown ceiling insulation
R-19 batt wall insulation
Closed cell foam insulation at box sills

Exterior Inclusions

James Hardi climate engineered cement board siding with premium caulk
MiraTEC trim and fascia with rough sawn fir soffits
Individual roof vents and baked enamel colored valleys to complement shingle color
6-panel Steel front entry door with sidelights per plan
Haas #680 16'x8' double sided steel insulated raised panel garage door
(1) LiftMaster Premium Series 8355 1/2 HP door opener w/(2) transmitters and keyless entry
Maintenance free seamless colored aluminum gutters w/ 4" downspouts
2 exterior hose bibs
2 exterior GFCI outlets
Front and rear doorbells
Exterior painting, (2) colors

Interior Inclusions

High efficiency furnace
Energy efficient central air
Honeywell programmable thermostat
Media air cleaner with (1) extra filter
High-low air returns
50 gallon power-vent gas water heater
Water/ice maker line to refrigerator
Shut-off valves at all water fixtures
Posi-Temp shower valves
Electric for dryer and range
200 Amp electric service
Structured wiring package
Smoke detectors per code
One Carbon monoxide detector per floor (including basement)
Ultra-quiet bathroom exhaust fans per code
ISE Badger 1 garbage disposal
GE dishwasher
GE space saver over the range microwave vented to exterior
Kohler chrome faucets in all baths
Diamond shower / tub modules per plan
Kohler water conserving toilets
Stainless Steel under mount sink at kitchen
Kohler chrome kitchen faucet w/pullout sprayer
Kohler bathroom sinks
Pre-Finished poplar trim
Pre-Finished 6-panel pine doors
Merillat Seneca Ridge maple raised panel cabinetry with concealed hinges and crown moulding
Drywall return windows with pre-finished poplar sills
Granite/Quartz countertops at Kitchen and laminate countertops elsewhere
Painted walls and ceiling includes (1) color
Mirrors above all vanities except pedestal sinks where applicable
Satin nickel Schlage hardware per plan including deadbolts
Knockdown drywall texture for ceilings and walls
Rounded corners complete
Fireplace insert Heatilator Novus NXT4236 direct vent fireplace
Fireplace finish is tile-faced with flush tile hearth and maple crown mantle

Allowances Included

Carpeting allowance
Laminate wood floor allowance
Vinyl flooring allowance
Light fixture allowance

*Standard Inclusions are subject to change without notice.