

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
Styro Tuff II Topcoat Foundation Finishing System Above Grade
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

Primed James Hardie climate engineered cement board siding with premium caulk
Primed James Hardie trim, fascia and soffits
Manufactured stone exterior veneer
Individual roof vents and baked enamel colored valleys to complement shingle color
6-panel Steel front entry door with sidelights per plan
16x8 and 9x8 Raised Panel (2283 & 4283) or Stamped Carriage (5283 & 5983) insulated CHI double sided steel doors
(2) LiftMaster Premium Series 87504 1/2HP wifi-enabled door openers 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
Kohler chrome faucets in all baths
OASIS 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
Interior trim package to be poplar if stained and MDF if painted
Interior doors to be poplar if stained and primed engineered wood if painted
Marsh Maple full overlay cabinetry with soft close, dovetail construction, full extension and crown moulding (painted or stained)
Drywall return windows with sills
Granite/Quartz countertops at Kitchen and laminate countertops elsewhere
All ceilings & closets sprayed (1) coat latex flat paint, (1) color
All walls rolled and brushed, (1) coat latex flat, (1) color
Mirrors above all vanities except pedestal sinks where applicable
Schlage hardware per plan including deadbolts
Knockdown drywall texture for ceilings and walls
Rounded corners complete
Fireplace insert Heatilator Novus NDV4236 direct vent fireplace
Fireplace finish is tile-faced with flush tile hearth and maple crown mantle
Rough and finish clean up

Allowances Included

Carpeting allowance
Hard Surfaces allowance (LVT/LVP/Laminate)
Light fixture allowance
Appliance allowance



*Standard Inclusions are subject to change without notice.

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