

2016 UPGRADED BASE PRICE INCLUSIONS

(50+ Reasons to Build with us - Included in all Horwath homes.)

GreenSmart & Energy Star Qualified to be Warmer, More Efficient & Healthier:

Anderson High Quality Low-E/Argon Insulated, Clad-Wood Windows	INCL
Warmer, dryer basement with Tuff-N-Dri™ Exterior Foundation Waterproofing & Insulation	INCL
Above-Grade Foundation is also Insulated & Cement Coated for less heat loss, warmer floors	INCL
Superior Form-A-Drain Interior & Exterior Footing drainage, easily adapts for radon removal	INCL
House-wrapped for better wind & moisture resistance; sealed at windows & doors	INCL
Thermal Inspected , Warmer R50 blown attic insulation, R19 walls insulation plus vapor barrier	INCL
Sound-insulated laundry room and bathroom walls & in wall spaces at plumbing drains	INCL
Lennox 2-Stage 96% High Efficiency Furnace (2 units in 3400 sq. ft. or larger homes)	INCL
Environmentally Friendly Air Conditioning - Lennox Merit 13ACX with R410 Refrigerant	INCL
Large Capacity, Efficient 75 gallon Power-vent Water Heater, requires no chimney, healthier air	INCL
Carbon Monoxide Detectors on All Finished Levels	INCL
Hard-wired and interconnected smoke detectors in bedrooms & each floor per code	INCL
Sealed Sump pump Crock reduces soil gas infiltration	INCL
Quiet, Exterior Vented Bath Exhaust Fan/Lights	INCL
Healthy Indoor Environment with Fresh air intake to ductwork	INCL
Exterior exhaust venting for range hood up to 400 cfm, and exterior dryer venting	INCL
Extra warm & healthy Sealed Gas Direct-Vent Fireplace with gas logs, requires no chimney	INCL

More Horwath GreenSmart Features for Strength, Long Life, Less Maintenance:

8'-0" High Reinforced Poured Foundation Walls, Full-basement walls (no crawl spaces)	INCL
Concrete basement & garage floors (plus vapor barrier below bsmt. floor)	INCL
Premium-Grade - Minimum 33% Stiffer, Quieter Sub-Floors with 11-7/8" Engineered I-joists	INCL
9' or higher 1st floor walls with dramatic higher volume ceilings per plan (std. 8' second floor)	INCL
Pre-Engineered Stick-Frame Construction with 2 x 6" exterior walls, 16" on-center	INCL
High Strength Laminated Studs in tall walls for better wind shear, less warping & drywall issues	INCL
Sturdy 1/2" OSB structural wall sheathing, and 1/2" nominal OSB roof sheathing	INCL
Fully engineered roof trusses with hurricane tie downs & lateral bracing	INCL
Algae-Resistant, Lifetime Warranty Dimensional Roof shingles with shadow lines	INCL
Roof Ice & Water Shield used extensively to help prevent ice-damming and roof leaks	INCL
Brick or Stucco on up to 30% of front elevation is included (stone & cultured stone available too)	INCL
Insect & fire-resistant Pre-primed fiber-cement siding for lower maintenance and less repainting	INCL
Professional exterior painting/staining & caulking	INCL
Low-Maintenance Exterior Clad Anderson Windows & Patio Doors carefully installed	INCL
Ultraviolet-filtering/LowE insulated coating plus Argon gas in windows & patio doors	INCL
Solid 6-panel Simpson hem/fir wood Front Door(s), plus side-lite window panels per plans	INCL
Standard 3-Car side-entry garage (approx. 22' x 32') w/9' wide single & 16' wide double doors	INCL
Low-maintenance, high-strength, Insulated Garage Doors w/Automatic Openers & Keyless Entry	INCL
Low-maintenance aluminum full-view front storm/screen door with brass finish handles, etc.	INCL
Low-maintenance seamless aluminum gutters & large 4" downspouts for better discharge	INCL
CPVC interior supply plumbing is quieter, cleaner, warmer, more durable, non-corrosive	INCL
Two frost-proof exterior hose faucets with interior shutoffs	INCL
Wiring & installation of exterior coach lights plus two weatherproof exterior outlets	INCL

Exquisite Interior Finish & Appointments:

Tiled Master Bath Shower Allowance (new for 2016, see allowance below)	INCL
Completely finished Open Stairs to Lower Level (new for 2016)	INCL
Custom Solid Closet Systems – adjustable/expandable white laminate shelving in all closets	INCL
Birch, Maple or Oak woodwork with superior fit & finish from top quality professionals	INCL
Signature Horwath-style drywall columns and arched openings with special detailing, per plan	INCL
Niches & Plant Shelves included per customized interior floor-plan	INCL
Ceiling Crown Moulding in the dining room or other comparable room	INCL
Complete, professional painting/staining, plus roll-painted walls in multiple colors	INCL
6-panel interior pine doors with Schlage Flair interior door levers	INCL
Deluxe Schlage front door handleset with dead bolts on all exterior doors	INCL
European metal balusters with wood newel posts & rail, custom wood starting step	INCL
5/8" drywall on all trussed ceilings, 1/2" @ walls with std. sand texture (knockdown optional)	INCL
Gas Fireplace & log-set with Brick or Cultured stone to Mantel, plus Flush Hearth	INCL
Kohler jetted Proflex whirlpool (if shown), plus Pressure-Balanced Shower Valves	INCL
Kohler high quality Pennington sinks, Wellworth toilets, Cancun shower & Veracruz tub/showers	INCL
Kohler Fairfax or Coralais chrome faucets with convenient plumbing shutoffs at all sinks & toilets	INCL
Drop-in deep utility sink for laundry room plus wall-box hookups and drains (based on layout)	INCL
In-Sinkerator garbage disposal plus plumbing for refrigerator Ice-Maker	INCL
Upgradeable Structured Wiring with 4 high speed, CAT 5, phone jacks, and 4 "RG6" A-V jacks	INCL
200 AMP (320 AMP over 3600 sq. ft.) electrical service	INCL
Choice of electric or gas supply for range, refrigerator, washer and dryer	INCL
15 recessed lights included, plus light fixture allowance and convenient electrical switch locations	INCL

Generous Allowances@ Builder Invoice and No Builder Service Fees:

\$3,000.00 Master Shower Tile & Installation Allowance (new for 2016)	INCL
\$33/sq. yd. installed – Carpet Floor Allowance for remaining areas including stairs	INCL
\$9/sq. ft. installed -Wood Floor Allowance for Foyer/Hall, Dining, Kitchen, Powder, Mudroom	INCL
\$14/sq. ft. installed – Tile Floor Allowance for Full Bathroom & Utility Room floors	INCL
\$1,000.00 Whirlpool Deck Tile & Installation Allowance (if whirlpool is shown on plan)	INCL
\$2,000.00 Custom Mirror & Master Shower Door Allowance	INCL
\$ 800.00 Custom Wood Fireplace Mantel Allowance (cultured stone or brick to mantel included)	INCL
\$ 500.00 Towel Bar & Bath Accessory Allowance	INCL
Custom Wood Cabinets - Allowance based @ \$5 times the house sq. ftg. (\$6 for ranches)	INCL
Custom Countertops - Allowance @ \$2 x house sq. footage.	INCL
Generous Lighting Allowance @ \$1 x house sq. ftg. (plus 15 recess lights already included)	INCL
\$1,500.00 Backfill/Grading/Drive Stone Allowance (plus standard excavation per plan included)	INCL

Helpful, Friendly Service & Support Team

Free Customized House Plans with artistic design & detailed by Jeff Horwath working with you	INCL
Selection Coach, Office & Production Staff, On-Site Construction Manager & Service Manager	INCL
Full construction debris cleanup & removal, plus on-site Portable Restroom Service	INCL
Free Pre-Move-In Detail Cleaning of all interior cabinets, counters, floors & surfaces etc.	INCL
Top quality team of professional, courteous trades people and suppliers	INCL
A Highest Rated Builder for Customer Service, and High potential resale value of Horwath name	

Other Available Options:

Granite or other upgraded counter-tops, wide or painted woodwork, textured drywall, foam insulation, factory 2 coat pre-painted siding, drywalled garage, garage stairs, trayed or special ceilings, additional crown mouldings, 2nd fireplace, gas log set, additional recess lights, programmable thermostat, rough-in basement bath, water softener, add'l air filter, humidifier, extra brick, stone, stucco, pre-wire for post-light, taller/exposed or finished basement, bonus room, decks & patios, window grids, custom millmade wood stairs. 1/1/16 **Appliances, Permits & External Lot Improvement Costs, etc. are not included in our standard pricing.**