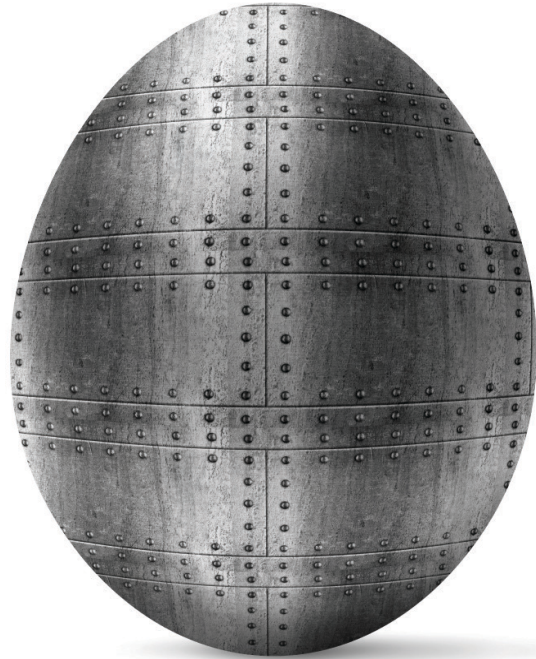


INCLUDED FEATURES IN EVERY SCHUMACHER HOME

# THE DIFFERENCE IS CLEAR



Average Construction Practices



Our Approach

Out of everything we give you this is the most important piece because when it comes to value, you won't find another builder who can provide all these included features and offer this much square footage for the price of your dream home.

Every home is backed by a ten year insured structural warranty. Peace of mind about the products, process and warranty are all included features at Schumacher Homes.

*Paul Schumacher*  
**SCHUMACHER HOMES**

**NHQ**  
National Housing Quality Award Winner

The reason why we are America's Largest Custom Homebuilder is everything is built to last. We are as excited to show you what goes under the hood of your Schumacher Home as we are about the interior finishing details.



## BUILT LIKE A TANK



SOLID CONCRETE WALLS  
The Schumacher Way



HOLLOW BLOCK WALLS  
Average Construction

### 8' Solid Concrete Steel Reinforced Basement Walls

Solid poured concrete walls with vertical and horizontal steel rebar give you an exponentially **stronger and dryer** basement than stacked hollow core block walls with mortar joints. Block walls are very porous and will allow water in over time and as you get above an 11 course block wall your walls are even further weakened.

Have some fun at one of our Design Studios and compare by picking up our basement wall section vs. hollow core block - the difference will be crystal clear.



2X6 WALL  
The Schumacher Way



2X4 WALL  
Average Construction

### 2X6 Wall Construction

2X6 walls give your home greater structural strength and integrity. You will have a durable and sound structure that you can be completely confident in what you're buying. This on top of your solid concrete foundation makes a rock solid, high performance wall system that shows our commitment that your home is built like a tank.



OSB SHEATHING  
The Schumacher Way



FOAM BOARD  
Average Construction

### OSB vs. Foam Board

When comparing to foam board, OSB has much more structural integrity. When siding is installed on your home we are putting it over wood as opposed to over foam board. The stronger wall minimizes wavy siding. When foam board is used, it's easy to puncture or break during application and therefore leaves a lot of gaps and areas for air penetration.

### 30 Year CertainTeed Dimensional Shingles with Limited Lifetime Warranty

Multi-layered shingles that provide a thicker and richer appearance on your roof. With our steeper pitch roof design these shingles provide great curb appeal and performance.



### 10-Year Insured Structural Warranty

Every Schumacher Home is backed by a Ten-Year Insured Transferable Structural Warranty. The guidelines to qualify for this warranty are so strict that only 1% of builders nationwide qualify to offer it. Requirements include not only superior building materials and workmanship, but financial management and customer satisfaction as well. 2-10 Home Buyers Warranty®, which provides the insured warranty, is the largest construction insurance company in the country. We are pleased to have received the Diamond Builder Award® by 2-10 Home Buyers Warranty® - an award for excellence in construction standards and customer satisfaction that has only been given to 40 builders nationwide in the last 20 years.

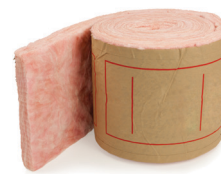
## ENERGY EFFICIENT & HEALTHY

### Energy Efficient Homes

When it comes to energy efficiency it is easy to get wrapped up in a bunch of industry lingo and complicated ratings that few understand. Energy efficiency to us simply means saving our homeowners every month when they get their utility bills so that's why we use the extra thick walls with R-19 insulation, a high efficiency heating and cooling system, house wrap with a caulk and sealant package on the entire house to minimize air infiltration, and Low-E windows just to name a few. When you build a custom home with Schumacher, you are investing in an energy efficient home that will save you money today and tomorrow.



R19 INSULATION  
The Schumacher Way



R13 INSULATION  
Average Construction

### R-19 Wall & R-40 Ceiling Insulation

The extra thickness you get with a 2x6 wall vs. a 2x4 wall provides for a higher R value. With today's energy costs, the increased R Factor will save you money and help provide a more comfortable home.



PEX WATER SYSTEM  
The Schumacher Way



When it comes to your  
drinking water - the choice is clear



COPPER PIPE  
Average Construction



CPVC PIPE  
Average Construction

### PEX Water System

This is the latest in technology that brings you and your family the highest quality water for health and for performance.

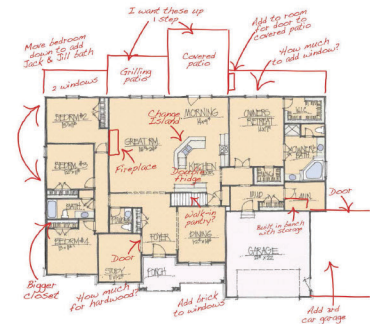
PEX is non corrosive and chemical free, whereas copper corrodes over time and CPVC uses solvents/glues that give off chemicals in your water.

### Quartz Vanity Tops with Undermount White China Sink

Not only does it look good and will not stain, Quartz is non porous and antibacterial. The undermount sink does not trap dirt at the rim and it is unaffected by water, steam or humidity. So when it comes to germs this surface is the most preferred with its great style, durability (10 times stronger than granite) and keeping your home healthy.



While we spend a lot of time creating our plans, the beauty is... it is just the starting point. Our Design Team is ready to make any changes to your floor plan you want. We will work with you to move rooms, change walls, reconfigure the exterior, or anything else you'd like to do inside or out so you get your home exactly how you imagined. Whatever you want – we're here to make it happen for you.



## INSURED

- 10-Year **Insured** Transferable Structural Home Warranty
- Quality assurance inspection before closing and new home orientation
- 150-day guaranteed build time from completed foundation to move in for homes up to 3500 sq. ft.

## EXCAVATION

- Pre-construction homesite inspection
- Excavation for basement, backfilling, rough grading of disturbed areas
- Positive grade around foundation for proper drainage
- Building permit (up to \$250)
- Temporary electric pole installation

## FOUNDATION

- Custom-formed footers
- Full basement (no crawl spaces)
- 8' poured concrete foundation walls with vertical and horizontal steel rebar (not hollow block walls)
- 30-Year Transferable basement waterproofing warranty with R-5 basement insulation
- Interior and exterior perimeter drain tile system
- Two glass block windows with vents

## QUALITY CONSTRUCTION

- On-site, stick-built construction
- Treated sill plate
- 2 x 6 16" on center exterior walls (excluding garages)
- 2 x 4 16" on center interior and garage walls
- Double top plate on all interior and exterior walls
- OSB roof sheathing with clips
- 3/4" tongue-and-groove OSB subflooring nailed and glued to floor joists to reduce squeaks
- 2 x 10 floor joists 16" on center
- 2 x 10 header material on all bearing walls
- 2 x 6 fascia material
- Structurally engineered roof system
- All OSB exterior sheathing (no foam boards)
- Green Guard housewrap on all exterior walls
- Full 8' standard ceiling height

## WINDOWS & DOORS

- Ply Gem Low E maintenance free double hung vinyl windows
- Internal grids in windows on front of home
- Screens for all operable windows
- Fiberglass insulated entrance doors (not steel)
- 6' fiberglass insulated patio door (not steel, per plan)
- Locksets with satin nickel finish
- All entrance doors are keyed alike
- Deadbolts on all exterior doors

## EXTERIOR

- Maintenance-free exterior
- Vinyl siding with lifetime warranty
- Vinyl ventilated soffit with aluminum fascia
- Seamless aluminum gutters and downspouts
- Maintenance-free vinyl shutters on front of home (per elevation)
- Wayne Dalton® insulated garage door (excluding plans without garages)
- Garage Door Opener with two transmitters
- Steep-pitched roof designs to enhance curb appeal
- 30 Year CertainTeed Dimensional Shingles with Limited Lifetime Warranty
- Shingle-over type continuous ridge vent

## ENERGY-EFFICIENT CONSTRUCTION

- Insulation R-19 in walls and rim joists- blown in R-40 in ceilings
- Low E windows
- Caulk and sealant package
- Roof overhangs with ventilated soffit
- CFL (Compact Fluorescent Lamp) low-energy light bulbs

## ELECTRICAL

- 200-amp electrical service
- Progress® lighting fixtures with brushed nickel finish
- 4 recessed lights in kitchen area
- One coach light at front door
- Garage coach lights (per plan)
- G.F.I. electrical outlet front and back
- Front door bell
- Electrical smoke detectors at every level and in every bedroom with battery back-up
- Carbon monoxide detectors
- Three phone or cable jacks in locations selected by homeowner
- G.F.I. electrical outlet in garage
- Exhaust fans in all bathrooms
- Wire for space saver microwave





ONE STOP SHOPPING FOR ALL YOUR CUSTOM HOME BUILDING NEEDS

#### PLUMBING

- Flexible PEX tubing water distribution system (not CPVC)
- Shut-off valves at all sinks, faucets and water closets
- Delta® water saving lav faucets
- One-piece fiberglass tub/shower unit with grab bar
- Waterline to ice maker
- Stainless steel kitchen sink 8" deep
- 50-gallon electric water heater with pressure relief valve
- Exterior freeze-proof faucets front and back
- Utility hookups for washer and dryer
- Exterior vent for dryer

#### HEATING & COOLING

- Lennox® 95% high efficiency gas furnace
- Lennox® 14 SEER air conditioning
- Energy-saving programmable thermostat

#### INTERIOR

- Drywall nailed, screwed and glued 1/2" on walls
- Drywall nailed and screwed 5/8" on ceilings with 24" on center framing
- Custom-textured ceilings; antique finish, not painted
- Garage completely drywalled (excluding plans without garages)
- Garage walls completely painted (excluding plans without garages)
- Complete painting and staining
- Sherwin Williams® low VOC custom paint throughout
- Painted colonial trim throughout the home
- 6 Panel, hollow-core molded interior doors
- All interior doors are trimmed with painted colonial casing and windows have drywall returns with window sills
- Satin nickel finished hardware with privacy locks on bedrooms and baths
- Door stops at all doors
- Vinyl-coated shelving in all closets, pantries and linen closets
- Pre move-in cleaning
- Removal of construction debris
- First floor laundry room per design

#### KITCHEN & BATH

- Merillat® maple or oak kitchen & vanity cabinetry with decorative hardware and easy-to-clean interiors
- Rollout shelf included with most base kitchen cabinets
- Cabinetry doors feature concealed self-closing SoftAction hinges
- Wood toe kick under all kitchen cabinets and vanities
- Laminate custom-made square-edged countertops with backsplash
- Quartz vanity tops with white china undermount lav sinks
- Vanity with quartz top in half bath ( not pedestal lav.)
- Mirrors above all vanities (36" high)

#### FLOORING

- Wall-to-wall Mohawk® carpet with padding
- Vinyl flooring with shoe molding
- 1/4" underlayment beneath vinyl flooring

#### CUSTOMER SERVICE

- Free custom design changes
- Custom design your home with Real Time™ design
- Computerized price quote with itemized breakdown
- All plans custom drawn on our own CAD system
- Custom built on your home site
- Turnkey Construction
- Personal Builder
- Full-time homeowner service department
- Fully decorated and furnished model homes
- State-of-the-art 25,000 sq. ft. Design Center  
(1 stop shopping for all your home needs)

#### NATIONAL DESIGN AWARDS

We work with the nation's leading architects to bring you the latest in design trends. From open floor plans to closets the size of bedrooms, walk-in pantries, a home office or an in-law suite- we have you covered. Working together with our in-house team of 40+ designers we are constantly striving to be on the cutting edge, incorporating homeowner requests with emerging trends.

- National Gold Winning Home of the Year
- National Gold Winning Multi-generational Home of the Year
- National Silver Winning Home of the Year
- #1 Design Center in America
- Best in American Living Award
- Watermark Award



akron, altoona, ashland, belmont, bowling green,  
cincinnati, circleville, columbus, erie, fort wayne,  
greensburg, morgantown, parkersburg, ravenna