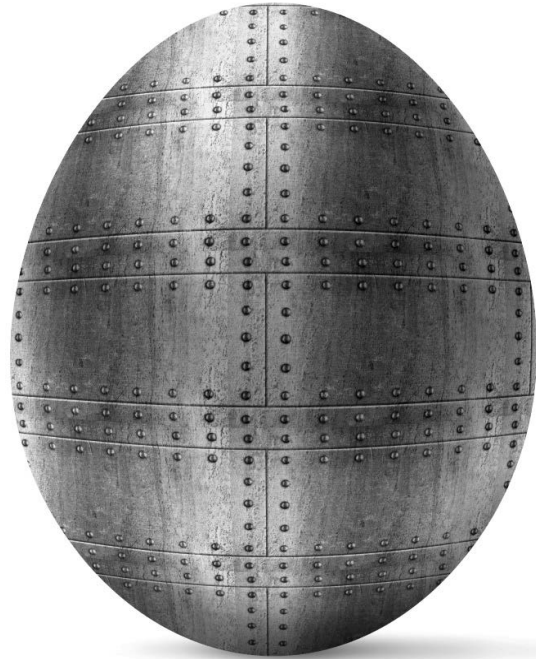


INCLUDED FEATURES IN EVERY SCHUMACHER HOME

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 Americas 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



Post Tension Slab Foundation

All of our homes include a structurally engineered post tension slab foundation. Post-tension is a slab of concrete that has been pre-stressed using a specific method to increase the strength of the concrete. Our foundations are certified by an engineer to your specific homesite. This is the preferred foundation when it comes to structural integrity and long lasting durability. You wouldn't want the biggest investment of your life to be placed on a slab of concrete just laid on the dirt with little to no support. We wouldn't either.



Fiber Cement Siding

Fiber cement board siding is durable and is finished with your choice of Sherwin Williams® paint color. We also use fiber cement board soffit material with continuous vent for improved attic ventilation, along with cement board fascia material and exterior trim boards



OSB SHEATHING
The Schumacher Way



FOAM BOARD
Average Construction

OSB Wall Sheathing

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. We also include high performance house wrap on all exterior walls.

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.

FINISHING DETAILS YOU CAN APPRECIATE



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.



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.

Wellborn Cabinet, Inc. Oak Kitchen & Vanity Cabinetry

Wellborn Cabinets have been proudly crafted in the United States since 1961. As a family run business, they understand that kitchens are the heart of the home and where family memories are created. Their solid wood doors and drawer fronts are 100% natural, solid hardwood grown in the United States and hand selected from their own lumber yard and timber processing mill. Each of their cabinets comes with a Limited Lifetime Warranty.

Always One Step Above the Others

We believe the best way to build a home is to go above and beyond our homeowners expectations. For instance each home starts with a first floor ceiling height of 9' that helps to increase the already spacious feel of your home design and combine that with ceramic tile in the kitchen, foyer, laundry and all baths for that true custom look and nice finishing details.



A hand-drawn floor plan of a house with various rooms and handwritten annotations in red ink. The plan includes a main entrance area with a 'Main entrance door, up to Jack & Jill bath', a 'Grilling patio', a 'Covered patio', and a 'Veggie patch (or add another)'. The house has several bedrooms, including a 'Master bedroom', a 'Child's bedroom', and a 'Nursery'. There are also a 'Living room', a 'Dining room', a 'Kitchen', and a 'Breakfast room'. A 'Fireplace' is located in the living room. The plan also shows a 'Bigger crockpot' area, a 'Veggie patch for hardware', and a 'Back in porch with storage'. A 'Door' is marked on the right side. The plan is annotated with red lines and text, including 'I want these up 1 story', 'Add to room for door', 'Covered patio', 'Veggie patch (or add another)', 'Bigger crockpot', 'Veggie patch for hardware', 'Add back to windows', and 'Add and car garage'.

- 10-Year Insured Transferable Structural Home Warranty
- Quality assurance inspection before closing and new home orientation

- On-site, stick-built construction
- All framing to International Residential Code requirements
- Treated sill plate
- 2 x 4 16" on center interior and exterior walls
- Double top plate interior and exterior walls
- All OSB exterior sheathing (*No Styrofoam board*)
- Green Guard house wrap on all exterior walls
- 3/4" tongue & groove OSB subflooring nailed & glued to floor joists to reduce squeaks (*on 2 story homes*)
- OSB roof sheathing with aluminum spacing clips
- 9' first floor ceiling height

- Ply Gem Low E maintenance free single hung vinyl windows
- Internal grids in windows on front of home
- Screens for all operable windows
- Fiberglass insulated entrance doors
- Fiberglass 6' insulated patio door (*per plan*)
- Locksets with satin nickel finish
- All entrance doors are keyed alike
- Deadbolts on all exterior doors

- 200-amp electrical service
- All copper wiring inside home
- Progress® lighting fixtures with brushed nickel finish
- One coach light at front door
- Garage coach lights (*per plan*)
- G.F.C.I. protected exterior electrical outlets front & back
- Front door bell
- Electrical smoke detectors at every level and in every bedroom with battery back-up
- 4 phone jacks & 4 TV jacks
- G.F.C.I. electrical outlet in garage
- 4 decorative recessed lights in kitchen
- Exhaust fans in all bathrooms & utility rooms



ONE STOP SHOPPING FOR ALL YOUR CUSTOM HOME BUILDING NEEDS

PLUMBING

- Flexible PEX tubing water distribution system
- Delta® water saving lav faucets
- Delta® scald-free shower faucets
- Shut-off valves at all sinks, faucets, & water closets
- One piece fiberglass tub & shower units
- Elongated water closets
- Pedestal sink in powder room
- Stainless steel kitchen sink 8" deep
- Icemaker hookup
- 50-gallon electric water heater with pressure relief valve
- 2 exterior faucets
- Utility hookups for washer & dryer
- Exterior vent for dryer

HEATING & COOLING

- Electric furnace
- 14 SEER® high-efficiency air conditioning equipment
- Energy saving programmable thermostat
- Duct connections sealed with mastic
- 2 independent A/C systems on two story homes

INTERIOR

- Drywall nailed and screwed 1/2" on walls & 5/8" on ceilings with 24" on center framing
- Drywall finished with orange peel texture
- Garage drywalled & finished with orange peel texture *(excluding plans without garages)*
- Complete interior & exterior painting
- Sherwin Williams® low VOC paint throughout
- Custom painted millwork package using 2-1/4" casing, 3-1/4" base
- All interior doors are cased with painted trim & windows have drywall returns
- 6 panel, hollow core molded interior doors
- Satin nickel hardware with privacy locks on bedrooms & baths
- Door stops at all doors
- Vinyl coated wire shelving in all closets, pantries & linen closets
- Pre move-in cleaning & removal of construction debris

KITCHEN & BATH

- Wellborn® rich oak kitchen & vanity cabinetry with easy-to-clean interiors
- All cabinetry features hardware and concealed hinges on doors
- Laminate custom-made square-edged countertops with backsplash
- Cultured marble vanity tops (matte finish)
- Mirrors above all vanities (36" high)

FLOORING

- Tile floor areas finished with shoe molding
- Ceramic tile flooring in kitchen, foyer, laundry & all baths
- Wall-to-wall Mohawk® carpet with padding

CUSTOMER SERVICE

- Custom design your home with Real Time™ design
- Computerized price quote with itemized breakdown
- Free custom design changes
- All plans custom drawn on our own CAD system
- Custom built on your home site
- Turnkey Construction
- Personal Builder
- Guaranteed Move-In Date
- Full-time homeowner service department

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



baton rouge, lafayette, shreveport