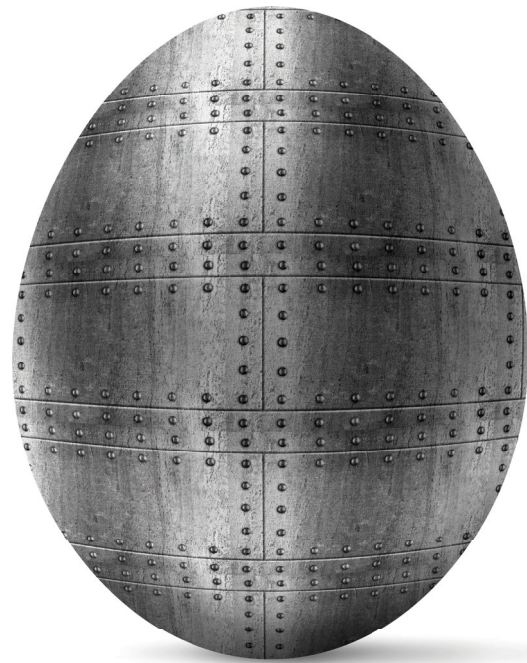


# INCLUDED IN EVERY HOME WE BUILD

## 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.



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.



## GRANITE COUNTERTOPS - KITCHEN

For all their other qualities, what really stands out about granite counters are their gorgeous appearance. The natural appeal of the stone, with its textured, gently-hued beauty, is unsurpassed by most any other material.

Granite is rock-hard, literally. It's second only to diamond in terms of the hardness of natural materials.



## 9' FIRST FLOOR CEILINGS

Each home starts with a first floor ceiling height of 9' that helps to increase the already spacious feeling of your home design. Volume and space are key attributes of a new custom home that you can't find in a used home.



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.



2X6 WALL  
**The Schumacher Way**



2X4 WALL  
**Average Construction**

## 2x6 WALL CONSTRUCTION

2x6 exterior 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.

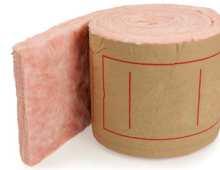


## CERTAINTED DIMENSIONAL SHINGLES WITH LIMITED LIFETIME WARRANTY

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



R19 INSULATION  
**The Schumacher Way**



R13 INSULATION  
**Average Construction**

## R-19 WALL & R-50 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.



## 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.

## MIDWEST/MID-CENTRAL INCLUDED FEATURES



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 and keeping your home healthy.



## TOTAL TURNKEY CONSTRUCTION

At Schumacher Homes, we oversee the coordination of everything involved with your home. From lot prep to installation of your utilities such as water, sewer, electric, gas, and more, we handle it for you. Some builders require homeowners to coordinate these activities (no "Sweat Equity" with us). Your Schumacher Homes team will manage everything for you from start to finish, keeping your homebuilding journey moving.

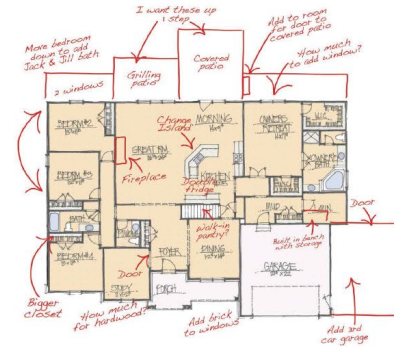


## 10 YEAR INSURED STRUCTURAL WARRANTY

Every Schumacher home is backed by a 10-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.

While we spend a lot of time creating our plans,

DesignCenter is ready to adjust the starting point of 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 and New Home Orientation before closing
- 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 \$500)
- Temporary electric pole installation

## FOUNDATION

- 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 house wrap and sealant system around windows and doors
- 9' first floor ceiling height

## WINDOWS & DOORS

- SilverLine® single hung maintenance-free vinyl windows with limited lifetime warranty
- Windows have energy efficient LowE insulated glass with argon gas
- Internal grids in windows on front of home
- Screens for all operable windows
- SilverLine® 6' maintenance-free vinyl sliding patio door with limited lifetime warranty and screen (per plan)
- Sliding patio door has energy efficient LowE insulated glass with argon gas
- Fiberglass insulated entrance doors (not steel)
- Locksets with satin nickel finish
- All entrance doors keyed alike
- Deadbolts on all exterior hinged doors

## EXTERIOR

- Maintenance-free 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
- 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-50 in ceilings
- Caulk and sealant package
- Roof overhangs with ventilated soffit
- LED light bulbs for all hanging fixtures

## 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



ONE STOP SHOPPING FOR ALL YOUR CUSTOM HOME BUILDING NEEDS

#### *Electrical Continued*

- Electrical smoke detectors at every level and in every bedroom with battery back-up
- Carbon monoxide detectors
- Four 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

### PLUMBING

- PEX water lines (not CPVC)
- Delta® water saving faucets with lifetime warranty on finish and valve
- Shut-off valves at all sinks, faucets, & water closets
- One-piece fiberglass tub/shower units
- Elongated water closets
- Waterline to ice maker
- Stainless steel undermount kitchen sink 8" deep
- 50-gallon electric water heater
- Exterior freeze-proof faucets front and back
- Utility hookups for washer and dryer

### HEATING & COOLING

- Lennox® 96% high efficiency gas furnace - 2 stage
- 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
- 5 1/4" baseboards
- 6 Panel, hollow-core molded interior doors
- All interior doors are trimmed with painted colonial casing and windows have drywall returns with window sills

### KITCHEN & BATH

- Merillat® maple or oak kitchen & vanity cabinetry with decorative hardware and easy-to-clean interiors (Marsh® birch cabinetry - Cincinnati)
- Granite kitchen countertops with backsplash (3cm thickness)
- 2-1/4" custom crown molding at top of kitchen cabinets
- Rollout shelf included with most base kitchen cabinets (excluding Cincinnati)
- Cabinetry doors feature concealed self-closing SoftAction hinges
- Wood toe kick under all kitchen cabinets and vanities
- Quartz vanity tops with white china undermount lav sinks
- Vanity cabinet 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

### CUSTOMER SERVICE

- 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
- Total Turnkey Construction
- Pre move-in cleaning
- Guaranteed move-in date
- Removal of construction debris
- 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)

### 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
- National Silver Winning Best Interior of a Custom Home
- National Silver Winning Best One of a Kind Home
- #1 Design Center in America
- Best in American Living Award
- Watermark Award