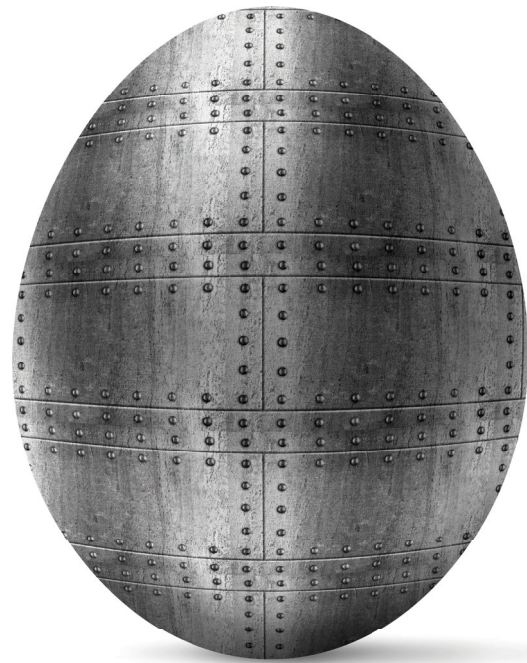


# INCLUDED IN EVERY HOME WE BUILD

## 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.

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## GRANITE COUNTERTOPS - KITCHEN AND BATHS

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.



## 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 performance and curb appeal.



## A SOLID FOUNDATION YOU CAN COUNT ON

The strength of every home starts with the foundation. Schumacher Homes provides a 40" foundation consisting of a brick wrap on all 4 sides backed by 8" block allowing the 2" x 10" floor joist to set on TOP of all beams thus maximizing the structural integrity of your entire home. This is just another distinguishing difference between Schumacher Homes and other builders. (Parged block exterior surface, no brick: Charleston, Asheville, Wilmington).



## A LOT IS RIDING ON YOUR SUBFLOOR

We build with AdvanTech® subflooring for award winning performance you can rely on. Specifically engineered to combine industry-leading strength, superior moisture resistance and installation ease, AdvanTech® subflooring is the FLAT OUT BEST™ for a quiet, high performance subfloor. Most subflooring when exposed to water tends to swell and break down resulting in cracked ceramic tile or buckled hardwood, not with AdvanTech®. We even take it one step further and nail, screw and glue the reduce flooring squeaks.



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.



## **MARSH® BIRCH KITCHEN AND VANITY CABINETRY WITH DECORATIVE HARDWARE AND EASY-TO-CLEAN INTERIORS**

Kitchens are the heart of homes and where memories are created. Birch cabinets are included in all our homes with a variety of finishes, decorative hardware and have easy-to-clean interiors. All homes are designed with staggered height upper cabinets and crown molding providing interesting architectural appeal. Not to mention Marsh Cabinets come with a Limited Lifetime Warranty that you won't find on most other cabinets, they will last and look beautiful for years to come.



## **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, 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 and New Home Orientation before closing

## FOUNDATION

- Pre-construction homesite inspection
- Temporary electric pole installation
- 40" tall crawl space foundation
- 24" brick band all four sides
- Parged exterior surface of block all four sides  
(Parged block exterior surface, no brick: Charleston, Asheville, Wilmington).

## QUALITY CONSTRUCTION

- On-site, stick-built construction (not modular)
- Treated sill plate
- 2 x 4 16" on center interior and exterior walls
- Double top plate on all interior and exterior walls
- OSB roof sheathing with clips
- 3/4" tongue-and-groove Advantech subflooring with 50-yr warranty nailed, screwed 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)
- 9' first floor ceiling height
- Green Guard house wrap and sealant system around windows and doors

## WINDOWS & DOORS

- SilverLine® single hung maintenance-free vinyl windows with limited lifetime warranty
- Windows have energy efficient LowE insulated glass with solar glazing
- 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)

### Windows and Doors Cont'd

- Sliding patio door has energy efficient LowE insulated glass with solar glazing
- 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 plan)
- Wayne Dalton® overhead 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
- Concrete front stoop with 3-brick steps

(Wood porch with wood steps for Earnhardt, Coastal Collections & Asheville)

## ENERGY-EFFICIENT CONSTRUCTION

- Insulation R-15 walls, R-19 floor insulation, blown in R-38 ceilings
- Caulk and sealant package
- Roof overhangs with ventilated soffit

## ELECTRICAL

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



ONE-STOP SHOPPING FOR ALL YOUR CUSTOM HOME BUILDING NEEDS

## PLUMBING

- Flexible PEX tubing water distribution system (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
- Stainless steel undermount kitchen sink 8" deep
- 50-gallon electric water heater
- Exterior faucets front & back
- Utility hookups for washer & dryer
- Waterline to ice maker

## HEATING & COOLING

- Lennox® 14 SEER heat pump
- Energy-saving programmable thermostat

## INTERIOR

- Drywall nailed and screwed 1/2" on walls, 1/2" ceiling board on ceilings
- Smooth painted ceilings throughout home
- Garage completely drywalled (excluding plans without garages)
- Garage walls completely painted (excluding plans without garages)
- Sherwin Williams® low VOC custom paint throughout
- Painted trim throughout home
- 5-1/4" baseboards
- 6 panel, hollow core molded interior doors (2 panel in Charleston & Wilmington)
- All interior doors are trimmed with 3-1/4" casing, windows have drywall returns
- Satin nickel hardware with privacy locks on bedrooms & baths
- Vinyl-coated shelving in all closets, pantries & linen closets

## KITCHEN & BATH

- Marsh birch kitchen and vanity cabinetry with decorative hardware and easy-to-clean interiors
- Granite kitchen countertops (3cm thickness)
- Upper kitchen cabinets feature raised end cabinets & corner cabinets (per plan)
- 2-1/4" custom crown molding at top of kitchen cabinets
- Cabinetry doors feature 6-way adjustable concealed soft-close hinges
- Wood toe kick under all kitchen cabinets and bath vanities
- Granite vanity tops with white china undermount lav sinks (3cm thickness)
- Mirrors above all vanities (36" high)
- Range, dishwasher & non-vented range hood included

(Stainless Steel or Black)

## 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

## 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