

HERITAGE

home collection

Granite Kitchen Countertops • Custom Shaker Cabinetry • 2x6 Wall Studs at 16" Centers • R19 Insulation • All OSB Sheathing • Full Basements • Poured Wall Foundations • Andersen 200 Series Wood Windows • PEX Manifold Water System • Lifetime Dimensional Shingles • 10 Year Structural Warranty • And Much More....



CLASSIC
NEVER GOES OUT OF STYLE



We are proud of the great features we offer and we know we stack up well against the competition. Our goal is to offer you the information you need to make a reasoned, value-driven decision on your home builder.

We are confident that, like the more than 1,300 Central Ohio families we have built for since 1995, you will choose to Design. Build. Enjoy. with American Heritage Homes.



Features Packet

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Homes Featuring Well Respected, Name Brand Products Designed and Built by a Gifted Team of Local Homebuilding Professionals.



Features

CONTRACT TO DIG

- Professional One-On-One Design and Customization Services
- Site Evaluation & Lot Development Assistance
- Builder Preconstruction Meeting
- Temporary Electric Pole Set
- Building Permit Submittal and Pickup

EXCAVATION

- Lot Staking
- Excavation of Basement
- Rough Grading of Disturbed Soils with Positive Drainage Away from House

FOUNDATION

- 8"x16" Capillary Sealed Concrete Footers
- Full Basements (Per Plan)
- 8' Poured Concrete Foundation with Engineered Steel Rebar Reinforcement per Soil Conditions
- TUFF-N-DRI® 2 3/8" R-10 Waterproofing System with 30 Year Transferrable Warranty
- Interior and Exterior Drain Tile, Floor Drain and Sump Pump
- Two Dalaco Insulated Operable Basement Windows
- 4" Thick Concrete Slabs over 4" Gravel Prep. Garage is always filled with gravel, never soils
- 6 Mil Basement Poly Vapor Barrier

STICK-BUILT CONSTRUCTION

- Pressure Treated 2x4/2x6 Sill Plates with Sill Sealer Anchored to Poured Wall 2' on center
- 2x10/2x12 Dimensional Floor Joist Sized per Plan
- 3/4" Oriented Strand Board (OSB) Structural Panel Tongue-and-Groove Subfloor Glued and Nailed to Reduce Squeaks
- 2x6 Hem Fir or SPF #2 or Better Grade Solid Wood Studs at 16" on center with double top plates and 3 ply headers sized per opening. 2x4 garage wall studs.
- Full 8' High Ceiling
- 2x6 SPF Subfascia with Full 12" Overhangs
- Shingled Eave Returns with Gutter Wrap (Per Plan)
- Fully Sheathed OSB Exterior
- Raised Heel Engineered Roof System with 7/16" OSB Sheathing and Clips

FRONT PORCHES

- Applicable to Most Plans
- Built on Poured Concrete Wall (Not Treated Posts)
- 2x6/2x8 Treated SYP Deck Joists
- 5/4x6 Premium Grade Treated SYP Decking with Painted Wood Skirt Board
- Custom Built 10x10 Traditional Painted Wood Front Porch Posts (Per Plan)
- Tall Painted Wood Wrapped Traditional Porch Beam

EXTERIORS

- Andersen 200 Series® LowE Double Hung Wood Windows with Screens. Internal Grilles on Front Elevation.
- Andersen 6' Permashield® LowE Sliding Glass Door
- Jeldwen/PlastPro Fiberglass Insulated Entry Doors (Not Steel)
- Maintenance Free Heartland HeartTech® .044" Thick Super Polymer® Vinyl Siding with a Lifetime Transferable Warranty
- Vinyl Shutters (Lifetime Warranty) or Aluminum Window Wraps per Plan on Front Elevation
- Wayne Dalton 9100 Series Insulated Overhead Garage Door
- GAF Timberline HD® Lifetime Dimensional Shingles over 15 lb Felt Underlayment with Closed-Cut Shingle Valleys
- Ice Guard Membrane at Eaves to Prevent Ice-Damming
- AirVent ShingleVent® II Ridge Vent and Perforated Aluminum Soffits Provide Roof Ventilation
- Seamless Aluminum Gutters and Downspouts

INSULATION AND SEALING

- Housewrap on All Exterior Walls & Gable Ends
- Premium Air Infiltration Reduction Package - Including foam sealant at all windows and doors, and caulked joints in critical exterior wall framing members
- R-10 TUFF-N-DRI® Basement Insulation Panels
- R-11 4' Fiberglass Drape Basements/Crawls per plan
- R-40 Blown Fiberglass Attic Insulation
- R-19 Kraft Faced Batt Insulated Exterior Walls

ELECTRICAL

- 200 Amp Service Panel
- NEC Compliant Wiring Throughout
- Garage Door Outlet and Opener Sensor Wire
- GFI Outlets in Garage and on Front and Back
- Smoke Alarms at Every Level and in Each Bedroom - Hardwired with Battery Backup
- Circuit for Well Pump Included
- Circuits for Gas Furnace and Air Conditioner
- Two Phone Jacks and TV Outlets
- Washer and Dryer Outlets
- Front Door Bell
- Kichler Light Fixtures or Allowance

HEATING AND COOLING

- Lennox 95% Merit® ML195 High Efficiency Gas Furnace
- Lennox Merit® 14 Seer 14ACX Air Conditioner
- Energy Saving Programmable Thermostat
- Custom Design and Hand-Built Mastic Sealed Duct Work
- Whole House Auto Dampened Fresh Air Ventilation System
- Exhaust Vent for Electric Dryer



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PLUMBING

- PEX Cross-Linked Polyethylene Flexible Water Supply Lines with Manifold Distribution System (Not CPVC)
- 50 Gallon Electric Water Heater
- Two Frost Protected Hose Bibs
- Sump Pit & Pump
- Washer Connections
- Ice Maker Outlet Box
- Installation of Homeowner Supplied Dishwasher
- Mansfield Alto® 135-160 Elongated Bowl Water Closets (Not Round)
- Sterling® 48" (most plans) Solid Vikrell® Shower with Basco® Chrome Trimmed Obscure Glass Shower Door in Master Bath
- Sterling® 60" Solid Vikrell® Tub/Shower Unit in Full Bath(s)
- 42"x72" (most plans) Gelcoat Soaker Tub with Laminate Tub Deck and Wood Access Panels/Skirt
- Laminate Vanity Tops with China Drop-in Sinks
- Choice of Vanity or Mansfield Alto® Pedestal Sink in Powder Rooms
- Quality Moen® Chrome Handle/Lever Faucets Throughout (No Plastic)
- InSinkerator Badger 5® 1/2 HP Food Waster Disposer
- Aditya AI-50/50 9" Deep Double Bowl 18 Gauge Stainless Undermount Kitchen Sink

INTERIOR FINISHES

- Sherwin Williams® Low VOC Paint Throughout
- Interior House Drywall Fully Finished, Primed and Hand Painted with a Flat Sheen Finish Throughout (No So Called "Rolled Mud" Finish in Closets)
- Custom Knockdown Textured Interior Ceilings (Not Stippled)
- Garage Walls and Ceiling Fully Drywalled, Taped and Bedcoated
- Stained Poplar Stair Parts
- Balustered Railings Throughout
- Painted Decorative Colonial Ultralite Supercoat® 3" Casing and 4 1/4" Base Moulding
- Interior Doors are Cased, Windows are Drywall Returned with Deep Painted Wood Sills.
- Shoe Moulding in All Hard Surface Flooring Areas
- Masonite® 6 Panel Painted Smooth Texture Interior Doors
- Schlage Plymouth® Satin Nickel Door Hardware with Privacy Locks on Bedrooms and Bathrooms
- Front Door with Schlage Pitcher Style Handleset
- Dead Bolt Type Locks on Other Exterior Swing Doors
- Custom Built Riceland® Shaker Style Oak Cabinetry Built at a Small Shop Near Orville, Ohio. Featuring Dovetail Drawer Boxes and a High Quality Finish
- Cabinetry Also Includes Shaker Style Crown Molding, a Large Selection of Door Hardware and a Lazy Susan Corner

Base Cabinet (No Blind Base Corners)

- Most Models also Feature One or More Pantry Cabinets and Islands.
- Wood Toe Kick with Shoe Moulding Under All Cabinets (No Rubber Cove Base)
- Granite Kitchen Countertops and 4" Backsplash with Under Mount Kitchen Sink
- Vinyl Coated Shelving with Rod in Clothes Closets
- (5) Rows of 16" Vinyl Coated Shelving in Pantry and Linen Closets
- Vanity Width 42" High Mirrors at Vanity Locations
- Mohawk® Carpet with 7/16" High Density Pad
- Armstrong® Vinyl Flooring over 1/4" Underlayment

COMPLETION

- Final Construction Cleaning
- Removal of Construction Debris
- Final Walk Thru/Homeowner Orientation

PEACE OF MIND

- 10 Year Limited Transferable Structural Warranty
- 1 Year Builder Warranty per BIA of Central Ohio Guidelines
- A Proven Track Record For Finishing Homes On Time
- We don't charge you extra for temporary jobsite sanitation (port-a-potty).
- Homeowner Manual and Warranty Packet
- Our Homes Maintain Their Resale Value Better than Our Competitors
- We are a Small, Locally Owned Central Ohio Company .
- With Our Very Talented Team, We Are Able to Compete and Achieve Better Results Than Our Much Larger Competitors
- We Answer to our Customers, not a Board of Directors or investors
- The Owners and Employees of American Heritage Homes live and work in the Communities in which we build
- We understand that our Innovation, Integrity, Hard Work and Unpatronizing Respect for the values of our Customers and Communities will continue to guide our success

We Invite You to *Design. Build. Enjoy.* with all of us here at American Heritage Homes.



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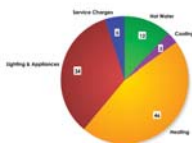
We have worked very hard to present a collection of homes with outstanding features which represent the greatest value for most potential clients. However, we understand that every family has different priorities and needs so we offer a nearly unlimited range of custom options.

To make it easy, you can start with one of our two main option packages or customize to any level. Both include all the features of our Heritage Collection except as follows:

Value Package

Some clients may not need or want every feature offered in the Heritage Collection. This option package represents some suggested items which can reduce the cost of the home with a minimal effect on the overall value.

- Andersen® 100 Series Single Hung Fibrex® Windows
- Lennox 93% Furnace and 13 Seer AC
- 6x6 Wood Porch Posts
- Aluminum Wrapped Porch Beam
- Laminate Countertops
- 6 1/2" Deep Drop-In Kitchen Sink
- No Drywall on Garage Exterior Walls
- Capped 1/2 Walls ilo Balustered Guardrails
- Credit Bath Mirrors
- Credit Shower Door
- 2 1/4" MDF Casing and 3 1/2" Base Mouldings



With the Value Package, your American Heritage Home will have outstanding energy efficient performance at a price budget conscious buyers will appreciate.

Ultimate Energy Package

We designed this exciting package of options to provide super energy efficient performance and lower your monthly Energy + Mortgage costs compared to an average new home. We call this **Payment Neutrality***

- Add Foundation Insulation Panels - 2" Panels on Interior Side of Exposed Basement Walls, TUFF-N-DRI® 1 3/16" R-5 Exterior Insulation
- Add 2" EPS Above Grade Insulation Panels over 7/16" OSB on 2x6 Walls with R-19 (Provides an Amazing R-29 Value!)
- Add 2" EPS Basement Underslab Insulation
- Upgrade to Lennox® EL296V Variable Speed 96% Furnace
- Upgrade to Lennox® XC21 up to 20.5 Seer AC
- Upgrade to Deluxe Programmable Thermostat
- Upgrade to Super Quiet Energy Star Rated Bath Fans
- Upgrade to R60 Blown Fiberglass Attic Insulation
- Add Owens Corning® Energy Complete® Sealant System - Foam Drywall Gasket
- 3rd Party Energy Rating and Inspections and Energy Star Testing



*Most homeowners will save as much or more on their energy bills each month than the additional cost of this package as a part of their 30 year mortgage payment, live more comfortably and maintain a higher resale value.

Option Packages

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Price List

Floorplan	sqft
Adams°	2044
Annadale	2358
Anthony	1763
Ashley	2348
Belmont	2255
Brendan	2034
Butler	1816
Cherry Creek	1640
Chesterfield	3378
Clark	2233
Clermont II	2580
Crestline	2992
Cumberland	2574
Delaware Bay	3316
Dover I	1916
Dover II	2065
Franklin	1744
Freeman	2256
Glenbrooke	2419
Grant	3044
Hancock°	1972
Harrison II	2490
Huntington	1720
Jefferson	2272
Madison I	2720
Madison II	2506
Montgomery°	1642
Morgan°	1961
Pinehurst	1990
Ross	1540
Sheridan I	3811
Sheridan II	3200
Stanbery	2543
Washington°	2318
Williams	2473

Heritage Base (OH)

Home Price

\$199,900
\$229,900
\$179,900
\$196,900
\$209,900
\$201,900
\$179,900
\$176,900
\$274,900
\$205,900
\$226,900
\$255,900
\$214,900
\$279,900
\$192,900
\$211,900
\$172,900
\$194,900
\$224,900
\$244,900
\$189,900
\$229,900
\$171,900
\$219,900
\$228,900
\$215,900
\$165,900
\$195,900
\$199,900
\$169,900
\$308,900
\$259,900
\$227,900
\$232,900
\$236,900

Value Pkg

Value Price

\$189,900
\$219,900
\$172,900
\$186,900
\$201,900
\$196,900
\$172,900
\$169,900
\$264,900
\$195,900
\$217,900
\$244,900
\$206,900
\$268,900
\$184,900
\$203,900
\$164,900
\$186,900
\$215,900
\$236,900
\$179,900
\$218,900
\$164,900
\$210,900
\$219,900
\$206,900
\$159,900
\$187,900
\$191,900
\$163,900
\$297,900
\$248,900
\$219,900
\$222,900
\$227,900

Energy Pkg

Add To Price

\$17,468
\$20,043
\$17,630
\$19,958
\$19,166
\$20,957
\$19,592
\$16,400
\$28,713
\$18,981
\$19,483
\$23,936
\$19,687
\$26,528
\$19,200
\$22,214
\$14,824
\$18,048
\$27,381
\$21,707
\$16,762
\$20,543
\$18,554
\$19,018
\$21,760
\$18,795
\$15,421
\$19,854
\$17,910
\$18,138
\$22,980
\$20,800
\$28,370
\$20,469
\$21,021

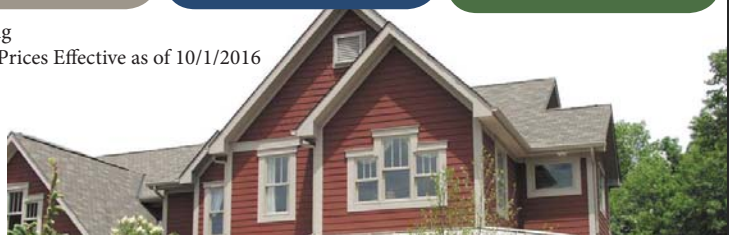
° Indicates home with partial crawl.

Central Ohio Region Pricing
Pricing Subject to Change. Prices Effective as of 10/1/2016

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Below are just some of the ways our clients regularly **customize** their new homes:



Customization Ideas

STRUCTURAL

- 9' First Floor Ceilings ◇
- Four Seasons Room
- Hip Roofs
- Higher Roof Pitch
- 9' Basement Foundation Walls ◇
- Stairs to Basement From Garage
- Walkout Basement ◇
- Egress Window Wells
- Steel Beam in Basement
- Side-Load Garage ◇
- Bonus Rooms
- Custom Porches
- Wood Porch Railing
- Finished Stairs to Basement
- Three Car Garage
- Detached Garages
- Outside Living Areas

EXTERIOR

- Cultured Stone and Watertables
- Wood Window and Door Trim
- Frieze & Band Boards
- Board & Batten Siding ◇
- Hardiplank Siding
- Vinyl Siding Custom Colors
- Colored Gutters and Downspouts
- Colored Soffit & Fascia Board
- Stucco
- Concrete Porch ◇
- Composite Decking
- Insulated Vinyl Siding
- Standing Seam Metal Roofs

EXTERIOR DOOR

- Garage Service Door ◇
- Glass in Garage Doors
- 8' High Garage Doors ◇
- Two Single Garage Doors
- Garage Door Opener
- Wireless Keypad
- Custom Front Door Styles and Glass
- Gel Stained Front Door
- Transoms
- Special Sidelights
- Swing Patio Doors

INSULATION

- Sound Deadening Insulation
- Insulation in Garage Attic
- Fiberglass Batts in Garage Walls
- Sprayed Urethane Insulation
- Hybrid R-29 Wall System

ELECTRICAL

- Recessed Lighting
- Ceiling Fans
- Under Cabinet Lighting
- Track Lighting
- Install Appliances
- 400 Amp Service
- Water Softener Outlet
- Outlet in Fireplace Mantel
- Floor Receptade
- Dimmer Switches
- Can Lights in Porch Ceiling
- Flood Lights
- Garage and Basement Outlets
- Freezer Outlet
- Photovoltaic Systems

HVAC

- Electronic Air Filter
- Whole House Humidifier
- Heat Pumps ◇
- Energy Star Bath Fans
- Geothermal heating, cooling and hot water systems
- Range Exhausts/Ventilation ◇

PLUMBING

- Custom Tile Showers and Tubs Decks
- Water Heater Upgrade
- Second Sink in Master Bath ◇
- Jetted Soaking Tub
- Pedestal Sinks
- Corner Soaking Tub
- Dual Shower Heads
- Laundry Tub Rough-In ◇
- Bath Rough-In in Basement ◇
- Hot/Cold Hose Bib in Garage
- Flood Saver for Washer ◇

WINDOWS

- Windows with Casing and Jambs
- Custom Grilles
- Transom & Awning Windows
- Arched Windows
- Skylights
- Stained Window Interiors
- Exterior Window Colors

INTERIOR DETAILS

- Large Farmhouse Trim ◇
- Crown Moulding
- Chair Rail
- Larger Baseboard Trim
- Open Tread Stair System
- Wall Paneling - Wainscotting

- Custom Built-In Bookcases
- Custom Built-In Benches
- Vaulted/Tray Ceilings
- Wood or Laminate Flooring ◇
- Ceramic Tile Floors ◇

INTERIOR DOORS

- Pocket Doors
- 15 Lite Glass Doors
- Double Doors
- Custom Pantry Doors
- Variety of Door Styles
- Poplar, Oak, Pine, Hickory Doors
- Solid Core Masonite Doors
- Variety of Hardware Finishes and Styles

CABINETS

- Pull Out Shelves ◇
- Glass Doors with Mullions
- Wood Range Hood with Fan
- Microwave Shelf
- Raised Eating Ledge
- Bookcase on Island
- 42" Wall Cabinets ◇
- 36" Wall Cabinets ◇
- Wall Oven Cabinets
- Pull Out Trash Bins ◇
- Bread Drawer Insert
- Wine Rack
- Tall Master Vanity
- Special Edging on Countertops
- Medicine Cabinets
- Quartz/Corian Countertops
- Kitchen Sink Tilt Tray
- Cabinet Door Styles
- Cabinet Wood Species
- Finished Side Panels ◇
- Custom Cabinet Stain Colors
- Cabinet Knobs/Pulls
- Special Crown Moulding

FIREPLACES

- Direct Vent Gas Fireplace ◇
- Brick Facing
- Cultured Stone Facing
- Tile Facing
- Raised Hearth
- Timber Mantle
- Corner Fireplace
- Wood Burning Fireplace

◇ Indicates the most popular customizations.

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