



**OPTIONAL
OWNER'S BATH**

All of Freedom's home plans are fully customizable. Whether you want bigger or smaller, luxury or modest, you truly do have the Freedom to choose.

*Our passion.
Your home.*

Please Note: Rendering and floor plan are for illustrative purposes only & are not intended to be part of any purchase agreement or construction contract. Some optional features may be shown in consideration of continued product improvement and material availability. Freedom Building Incorporated reserves the right to modify plans, specifications and standard features. Contact Freedom Building Inc. regarding the latest version of plans and standard features. Revised: Feb. 2015



FREEDOM

Homes of OHIO

INSURED AND CERTIFIED

- Energy Star Certified
- Quality assurance inspection before closing and new home orientation
- 120 day guaranteed build time from completed foundation to move in

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 steel re-bar (not hollow block walls)
- 30-Year Transferable TUFF-N-DRI® basement waterproof 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 4 premium wall studs for walls up to 9'
- 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 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 Styrofoam boards)
- Tyvek® housewrap on all exterior walls
- 8' standard ceiling height

WINDOWS & DOORS

- Low E maintenance free double hung vinyl windows
- Internal grids in windows on front of home
- Screens for all operable windows
- Therma Tru® fiberglass six-panel insulated entrance doors (not steel)
- Simonton® 6' fiberglass insulated patio door (not steel)
- Schlage® locks with satin nickel finish
- All entrance doors are keyed alike
- Deadbolts on all exterior doors

EXTERIOR

- Maintenance-free exterior
- Vinyl siding with lifetime warranty
- Seamless aluminum gutters and downspouts
- Maintenance-free vinyl shutters on front of home (elevation specific)
- Wayne Dalton® insulated 16" x 7" garage door
- Steep-pitched roof designs to enhance curb appeal
- Certain Teed® self-sealing 25-year roof shingles over 15 lb. felt
- Shingle-over type continuous ridge vent

ENERGY-EFFICIENT CONSTRUCTION

- Owens Corning® insulation R-15 walls and rim joists - blown in R-40 ceilings
- Low E windows
- Caulk and sealant package
- Roof overhangs ventilated soffit

When it comes to Value, you won't find another builder who can offer this much square footage for the price. We use industry leading brands and every home is backed by a ten year insured structural warranty. Peace of mind about the products, process and warranty are all standard features of Freedom Homes of Ohio.

ELECTRICAL

- 200-amp electrical service
- Progress lighting fixtures with brushed nickel finish
- One coach light at front door
- Garage coach lights
- 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
- Three phone jacks in locations selected by homeowner
- G.F.I. electrical outlet in garage
- Exhaust fans in all bathrooms
- Wire for space saver microwave
- Dimmer switch on dining room chandelier

PLUMBING

- Moen® water saving lav faucets
- One-piece fiberglass tub/shower unit with grab bar
- Stainless steel kitchen sink 8" deep
- 40-gallon gas 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

- Comfort Maker® 95% high efficiency 2-stage gas furnace
- Comfort Maker® 14 SEER air conditioning
- Energy saving programmable thermostat

INTERIOR

- Drywall nailed, screwed and glued 1/2" on walls, 5/8" on ceilings and garage
- Custom-textured ceilings; layover, not painted
- Garage completely drywalled, taped/textured complete
- Closets and garages feature a rolled, drywall finish - unpainted
- Complete painting and staining
- Sherwin Williams® low VOC custom paint throughout
- Painted trim throughout home
- Flush or six panel, hollow core molded interior doors
- All interior doors are cased with selected trim and windows have drywall returns
- 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 design dependant

KITCHEN & BATH

- Generous cabinet package allowance
- Kitchen cabinetry with matching vanities and easy-to-clean interiors
- Rollout shelf included with most base kitchen cabinets
- Wood toe kick under all kitchen cabinets and vanities
- Formica® custom-made square-edged countertops with backsplash
- Cultured marble vanity tops
- Mirrors above all vanities (36" high)