

Heartland Features

➤ Interior Features

- 9' foot ceilings on first floor
- Oversized woodwork 3 ½ casing, and 5 ½ base
- Oversize hand rail system on stairs
- Painted hollow core doors
- Schlage brushed nickel hardware
- Vinyl latex wall paint
- Interior fireplace with hearth surround
- Wide plank wood laminate flooring in Foyer, Dining, Kitchen, Breakfast, & Mud Rm. area's
- Ceramic flooring in Baths
- Stain resistant carpet
- Complete lighting package \$1500
- 7 recessed interior can lights
- Phone and cable outlets
- 200 amp electrical panel
- Smoke and carbon detectors

➤ Kitchen & Bath Features

- Cabinets 42" and 36" high wall cabinets in kitchen with Crown
- Stained or White cabinets
- Deluxe Island in Kitchen
- Granite tops in kitchen with under mount sink 9" deep , single or double bowl
- Disposal heave duty ½ hp.
- Decorative tile backsplash in kitchen
- Luxury Master Bath Design with 6' soaking tub, and separate walk-in shower with shower door
- Decorative oversized wall tile to ceiling in Master shower
- 35" tall Bath vanity cabinets
- Venetian marble vanity tops with under mount sinks in bathrooms
- Delta dual handle brushed nickel fixtures
- FLOW GUARD GOLD high pressure c-pvc water lines
- Water saving elongated commodes

➤ Exterior

- Maintenance free high quality vinyl siding
- Maintenance free soffits and rakes
- Hardie Color Plus trim boards
- Partial cultured stone or brick on front of home
- Anderson Silverline windows with Low E insulated Argon filled glass, single hung with Lifetime Warranty
- Steel insulated front door with sidelites
- Wayne Dalton steel insulated raised panel overhead garage door with openers
- Owens Corning True Dimensional roof shingles with Lifetime Warranty
- Exterior lights for doors, garage, porches
- GFI exterior weatherproof outlets by doors
- Exterior frost free hose faucets

➤ Structural

- Solid concrete foundation walls 8' tall reinforced with steel
- Full basement design (no crawl space) protected with a Lifetime waterproof warranty
- Steel I-Beam with steel post in basement
- Solid 2"x 12" engineered floor beams on main floor.
- ADVANTECH subfloor 3/4" tongue and groove. GLUED, NAILED & SCREWED with Lifetime warranty
- Solid Wood sheathing for roof and exterior walls, 7/16" OSB

➤ Energy Crafted

- Attic Insulation R-50
- Wall insulation R-15 and R-19
- Basement insulation R-11 and R-30
- Gas furnace 96% efficient 2-stage variable speed blower with 16 seer Puron A/C unit
- Every home is audited with a blower door test completed to meet Energy Crafted Requirements with H.E.R.S score.
- Energy saving programmable thermostat
- Two 50 gallon energy efficient electric hot water tanks.
- Special interior Air Infiltration package
- Return air vents for proper air ventilation
- Attic ventilation with Vent-A-Ridge and vented soffits

➤ Water Protection

- Delta-MS waterproofing system on foundation walls with lifetime warranty
- Interior & Exterior drains around full foundation walls with sump pump
- Gravel around foundation walls for proper water drainage system
- Tyvek house wrap, Tyvek sealing tape around windows and doors
- Professional water intrusion inspection on every home

➤ Peace of Mind

- Lifetime warranty on roof shingles
- Lifetime warranty on windows
- Lifetime warranty on water proofing
- Lifetime warranty on Delta fixtures finish and valve
- Lifetime warranty on mechanical defects on locksets
- Lifetime on heat exchanger, and 10 years on parts for furnace
- Lifetime on Advantech subfloor
- 30 year warranty on Flow Guard Gold water lines
- 30 year warranty on House wrap
- Ten year structural warranty
- Numerous other manufacturer's warranties

➤ Diyanni Difference

- Fifth Generation, Family owned builder
- Building homes for over 30 years in Ohio
- Full customization service
- On site selection center & Designers to assist you
- B.I.A. approved Builder
- 3 x winner of the Parade Of Homes People's Choice award
- Multiple awards received for Kitchen and bath designs
- A trusted family business committed to the biblical principles of honesty, integrity, and respect.

Date: 1.01.17