

# Premier Features

## ➤ Interior Features

- 9' foot ceilings on first floor
- Oversized woodwork 3 ½ casing, and 5 ½ base
- Oversize hand rail system
- Solid core Interior doors
- Schlage brushed nickel hardware
- Vinyl latex wall paint
- Interior fireplace with hearth surround
- Hand Scraped Wide Plank Real Hardwood flooring in Foyer, Dining, Kitchen, Breakfast, & Mud Rm. area's
- Ceramic flooring laundry & baths
- Upgraded Stain resistant carpet
- Complete lighting package \$2500
- Ceiling fan hook-ups
- 10 recessed interior can lights
- Phone and cable outlets
- 200 amp electrical panel
- Smoke and carbon monoxide detectors

## ➤ Kitchen & Bath Features

- Cabinets 42" cabinets in kitchen with Crown
- Cabinets with choice of Maple, Hickory, Birch, or Oak doors, Stained or Painted cabinets
- Plywood drawers, dovetail, Full extension glides, with Soft close hardware and Roll out trays in kitchen
- Deluxe Island in Kitchen
- Granite tops in kitchen with under mount sink 9" deep , single or double bowl. Disposal heavy duty ½ hp.
- Decorative tile backsplash in kit.
- 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.
- Granite tops in bathrooms, with undermount sinks
- 35" tall Bath vanity cabinets
- Delta dual handle brushed nickel fixtures
- FLOW GUARD GOLD high pressure c-pvc water lines
- Water saving elongated comfort height commodes

## ➤ Exterior

- Hardie Color Plus Siding materials on exterior of home
- Hardie Color Plus trim boards
- Partial cultured stone or brick on front of home
- Maintenance free soffits and rakes
- Anderson Silverline windows with Low E insulated Argon filled glass, double hung with Lifetime Warranty
- Fiberglass 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, 16" on center on 1<sup>st</sup> 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 Efficiency

- 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
- Ten year structural warranty
- Numerous 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.

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[www.diyannihomes.com](http://www.diyannihomes.com)



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Homes**