



Our Standard Features are Upgrades with Others

## Cost per Square Foot Comparison

**Equally significant is the length of the warranty - 10 year structural. Would you purchase an automobile without an adequate warranty?**

### **STANDARD FEATURES vs OPTIONAL COSTLY UPGRADES**

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Care must be taken whenever the cost of a particular model home is compared with that of another builder. Questions which must be answered before any comparison can be attempted include:

**Square footage?**

**Quality of components in the home?**

**Are they standard or upgrades?**

These questions, plus dozens of others must be answered and evaluated PRIOR to comparing 'cost per square foot' quotes. Some of the most important areas to consider are the specifications of each builder's work. The following is an example of how, by changing the specifications of a home, cost per square foot is dramatically impacted.



## 10 YEAR STRUCTURAL WARRANTY

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- 2 Year Warranty: Plumbing, Heating, Electrical etc.
- 5 Year Warranty Foundation Gray Rubber Wall Water Proofing
- Radon Resistant Construction Methods Used
- Decora Rocker Light Switches
- 2 Staircases to Basement (per model) \*
- Fireplace – Standard
- Custom-made 36" Cabinets
  - Solid Wood Doors and Frames
  - particle board and veneer
- Sound Insulated Bedroom, Bathroom Walls and Kitchen Ceiling
- Finished-Insulated, Drywalled and Painted Garage
- Security System \*
- Sod Allowance
- CDX Plywood Floors, Roof and Walls
- Chrome/Brass Plumbing Fixtures
- R-27 - R-30 Wall, R-50 Ceiling, R-38 Vaulted Insulation
- Double 50 Gallon Hot Water Heater
- Central Vacuum - Radio Intercom
- 50-65 Oz. Carpeting
- Glued, Nailed and Screwed Down Floors
- 9' Ceilings on First Floor
- Full Basement - 9' Ceiling
- R.I. Plumbing for Future Bath in Basement



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## Oak Hill Builders Specifications

- Clad Windows w/Low E Tint & Argon Gas Filled\*
  - Clad Windows never have to be painted
- 2 x 6 Exterior Wall Construction
- 13 Seer Air Conditioners. 20-30% lower electric bills
- 92+% Efficient Furnace [Optional]
- Waterproof Tape Around Windows
  - Prior to Cedar, Dryvit or Brick, all Windows are Waterproof Taped to Prevent Water Seepage



## 1 YEAR WARRANTY

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- 1 Year Warranty Damp Proofed with Asphalt
- Regular Construction Not Radon Resistant
- Standard Toggle Switches
- Single Staircase to Basement
- Optional Fireplace
- Custom-made 36" Cabinets
- Group II & III Cabinets
  - particle board and veneer
- Hollow Walls
  - Sound Transmission to other Rooms
- Cold, Unfinished Garage [Optional]
- OSB Particle Board Floors, Roof and Walls
- Chrome Plumbing Fixtures
- R-13 Wall, R-30 Ceiling, R-19 Vaulted Insulation
- Single 50 Gallon Hot Water Heater [Optional]
- Contractor Grade 32-42 Oz. Carpeting
- Nailed, Glued Floors and Squeaky
- 8' Ceilings
- Crawl Space - 7'6" Ceiling [Optional]
- Primed Windows or Clad Windows
  - without Low E Tint and Argon Gas, windows lose 50% of their insulation value [Optional]
- 10 Seer - the higher the seer the more efficient the air conditioner is w/lower bills [Optional]
  - lower gas bills w/92+% efficient furnace