

# 2026 HORWATH UPGRADED BASE PRICE INCLUSIONS

## Warmer, Tighter, More Energy-Efficient & Healthier:

Tested 30%+ more energy efficient than other new homes, on average	INCL
Andersen High Quality Low-E/Argon Insulated, Clad-Wood Windows & Patio Doors	INCL
Warmer, dryer basement with 15-Year Warranty Foundation Waterproofing & Insulation	INCL
Above-Grade Foundation is also Insulated & Cement Coated for less heat loss, warmer floors	INCL
Spray foam insulation @ joist ends for warmer house and floors	INCL
Foam & Batt insulation at windows/doors to minimize drafts with advanced waterproofing	INCL
Superior Form-A-Drain Interior & Exterior Footing drainage, easily adapts for radon removal	INCL
Warmer R50 blown attic insulation, R19 walls insulation plus vapor barrier	INCL
Sound-insulated laundry room and bathroom walls & in wall spaces at plumbing drains	INCL
Lennox 2-Stage 97% High Efficiency Furnace (2 units in 3400 sq. ft. or larger homes)	INCL
Lennox Environmentally Friendly Air Conditioning (2 units in 3400 sq. ft. or larger homes)	INCL
Large Capacity, Efficient 75 gallon Power-vent Water Heater, requires no chimney, healthier air	INCL
Carbon Monoxide Detectors on All Finished Levels	INCL
Hard-wired and interconnected smoke detectors in bedrooms & each floor per code	INCL
Sealed Sump pump Crock reduces soil gas infiltration	INCL
Quiet, Exterior Vented Bath Exhaust Fan/Lights	INCL
Healthy Indoor Environment with Fresh air intake to ductwork	INCL
Exterior exhaust venting for range hood up to 300 cfm, and exterior dryer venting	INCL
Extra warm & healthy Sealed Gas Direct-Vent Fireplace with gas logs & remote control	INCL
15 LED Recessed Lights for energy efficiency and long life	INCL

## Stronger Floors & Walls, Longer Life, Less Maintenance:

8'-0" High Steel Rebar Reinforced Poured Foundation Walls, Full-basement walls	INCL
Concrete basement & garage floors (plus vapor barrier below bsmt. floor)	INCL
Premium-Grade - Minimum 33% Stiffer, Quieter Sub-Floors with 11-7/8" Engineered I-joists	INCL
9' or higher 1st floor walls with dramatic higher volume ceilings per plan (std. 8' second floor)	INCL
Pre-Engineered Site-Frame Construction with 2 x 6" exterior walls framed 16" on-center	INCL
High Strength Laminated Studs in tall walls for better wind shear, less warping & drywall issues	INCL
Sturdy 1/2" OSB structural wall sheathing, and 1/2" nominal OSB roof sheathing	INCL
Fully engineered roof trusses with hurricane tie downs & lateral bracing	INCL
Algae-Resistant, Lifetime Warranty Dimensional Roof shingles with shadow lines	INCL
Roof Ice & Water Shield used extensively to help prevent ice-damming and roof leaks	INCL
Cultured Stone or Stucco on 1/3 of front elevation wall area (real stone optional)	INCL
Insect-resistant, Pre-primed engineered LP siding for lower maintenance	INCL
Professional exterior painting/staining & caulking	INCL
Standard 3-Car garage (approx. 22' x 32') w/9' wide single & 16' wide double doors	INCL
Low-maintenance, high-strength, Insulated Garage Doors w/Automatic Openers & Keyless Entry	INCL
Low-maintenance seamless aluminum gutters & large 4" downspouts for better discharge	INCL
CPVC interior supply plumbing is quieter, cleaner, warmer, more durable, non-corrosive	INCL
Two frost-proof exterior hose faucets with interior shutoffs	INCL
Wiring & installation of exterior coach lights plus two weatherproof exterior outlets	INCL

## **Exquisite Horwath Interior Finish & Appointments:**

Custom Adjustable Closet Systems – adjustable/expandable white laminate shelving in all closets	INCL
Simpson 9-Lite hem/fir wood Front Door w/Storm Door, plus side-lite window panels per plans	INCL
Birch, Maple or Oak woodwork with superior fit & finish from top quality professionals	INCL
Signature Horwath features and design details included at no extra cost per plans	INCL
Completely finished Open Stairs to Lower Level	INCL
Ceiling Crown Moulding in the Office or other comparable room	INCL
Complete, professional painting/staining, plus roll-painted walls in multiple colors	INCL
Panelled interior pine doors with Schlage interior door levers	INCL
Deluxe Schlage front door handleset with dead bolts on all exterior doors	INCL
European metal balusters with wood newel posts & rail, custom wood starting step	INCL
5/8" drywall on all trussed ceilings, 1/2" @ walls with std. sand texture (knockdown optional)	INCL
High Efficiency, Gas Fireplace & log-set with generous veneer allowance	INCL
Kohler Whirlpool Tub (if shown), plus Pressure-Balanced Shower Valves	INCL
Kohler quality Fixtures Including Undermount sinks, Highline Elongated Toilets. Tub/shower modules	INCL
Kohler Bellera, Alteo & Devonshire chrome faucets. Convenient plumbing shutoffs at all sinks & toilets	INCL
Drop-in deep utility sink for laundry room plus wall-box hookups and drains (based on layout)	INCL
Kitchen Garbage disposal plus plumbing for refrigerator Ice-Maker	INCL
200 AMP Electrical Service (320 AMP on larger homes 3600 sf+)	INCL
Choice of electric or gas supply for Range	INCL
15 recessed lights included, plus light fixture allowance and convenient electrical switch locations	INCL

## **Generous Allowances @ Horwath Builder Invoice Cost:**

\$16/sq. ft. installed -Wood Floor Allowance for Kitchen, Dining, Pantry, Foyer/Halls, Powder, Mudroom	INCL
\$28/sq. ft. installed – Tile Floor Allowance for Full Bathrooms & Utility Room floors	INCL
\$5/sf installed – Carpet Floor Allowance for remaining areas including stairs	INCL
\$8,000.00 Tiled Bath 1 Shower Allowance	INCL
\$3,000.00 Custom Mirror & Master Shower Door Allowance	INCL
\$1,000.00 Custom Wood Fireplace Mantel Allowance	INCL
\$1,000.00 Towel Bar & Bath Accessory Allowance	INCL
Custom Wood Cabinets - Allowance based @ \$12 x the house sq. ftg.	INCL
Custom Countertops - Allowance @ \$4 x house sq. footage.	INCL
Generous Lighting Allowance @ \$3 x house sq. ftg. (plus 15 LED recess lights already included)	INCL
\$2,000.00 Backfill/Grading/Drive Stone Allowance (plus standard excavation per plan included)	INCL

## **Helpful, Friendly Horwath Service & Support Team**

Free Customized House Plans with artistic design & detailed by Jeff Horwath working with you	INCL
Interior Design Consultant, New Customer Manager, Office & Production Staff to assist you	INCL
On-Site Construction Manager, plus Field Director & Quality/Service Manager to oversee your project	INCL
Full construction debris clean-up & removal, plus on-site Portable Restroom Service	INCL
Free Pre-Move-In Detail Cleaning of all interior cabinets, counters, floors & surfaces etc.	INCL
Top quality team of professional, courteous trades people and suppliers	INCL
A Highest Rated Builder for Customer Service, and High potential resale value of Horwath name	

Lot, Permits & External Lot Improvement Costs, appliances or other upgrades, etc. are not included in our standard pricing.