



# Included Ingredients

On Your Lot

What goes into your house is important! You deserve higher standards.

Many of our standard features go the extra mile to make sure the house you envisioned comes to life in a smart and responsible way.

"I am always shocked at how little people investigate the "ingredients" that go into their new home. We care about what goes into our bodies. This makes sense. People should also care about what their bodies GO IN. Our passion is to create spaces for people that will compliment and enhance their lives."

-Scott Dailey

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## PROCESS

Design/build consulting (if applicable)

Custom modifications to existing plans

Home customization (three revisions included- ask for details)

Selection Appointments (with industry experts):

- Flooring/Ceramic tile (walls and backsplash)
- Granite kitchen slab/bath vanity top selection
- Fireplace selection (if applicable)
- Appliance selections (if desired)
- Kitchen design appointment with cabinet manufacturer
- Home theater/alarm and central vacuum also available upon request

In-house selections for other finishes

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## PRE-CONSTRUCTION

Preconstruction conference and build review

Buildertrend online/app construction monitoring during build

Pre-drywall inspection and review (certain home updates allowed)

Pre-settlement orientation

Pre-settlement quality inspection

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## WARRANTY

Buildertrend online warranty scheduling

Dedicated warranty department

30-day warranty review

One-year warranty review

Two-year mechanical systems warranty

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## FOUNDATION

Reinforced concrete foundation footer

48" Poured concrete crawlspace wall

Exterior foundation waterproofing

Exterior foundation strip drain

Sump pump with float control

Crawlspace wall insulation and air seal 

Concrete slab in crawlspace 

Conditioned crawlspace for air flow and humidity control 🌿

Dedicated crawlspace dehumidifier that drains to sump 🌿

Garage access for crawlspace. (Placing the access in the garage is more secure and less exposed to weather. Crawlspace are not designed for storage or regular access).

Anchor bolts for connection of wood framing to foundation

## FRAMING

High performance floors

- Engineered wood floor joists
- Engineered LVL floor beams
- Premium “silent floor” subflooring- (Weyehauser Diamond or equivalent)

All subflooring fastened with glue and screws

(These features combine to create a strong, stable floor system that resists moisture during construction and will not shift or warp over time after the home is complete. This stability reduces floor “squeaks”.)

## ADVANCED ENERGY FRAMING FEATURES

24” on center exterior walls (Allows additional insulation in walls to reduce thermal bridging) 🌿

“Three Stud” corners (Allows for insulation to reduce thermal bridging) 🌿

Properly sized and recessed headers (Reduces thermal bridging) 🌿

7/16” OSB wall sheathing (For structural integrity)

Engineered wood trusses with “energy Heels” for insulation, designed specifically for your home and the Delaware coastal climate 🌿

Engineered truss clips (Wind lift resistance)

Raised heels in trusses (Allows for proper ceiling insulation)

Tyvek housewrap (or equivalent) (For exterior moisture protection and interior water vapor release)

Framed walls, 2x6 exterior, 2x4 interior

Floor joists doubled under kitchen island and certain wall cabinet assemblies (To reduce flex and provide increased strength)

Termite treatment

Tamko Heritage architectural shingles (or equivalent) (30 year warranty)

15lb. underlayment

Adhesive membrane under all roof valley areas

Ridge vent (For proper attic ventilation)

Andersen 100 Series single hung windows and sliding glass doors 🌿

White interior and white exterior (other colors available)

Windows made of patented Andersen Fibrex material 🌿 (Made from reclaimed wood and a thermoplastic polymer. Twice as strong as vinyl. Stable at temperature so that the window

maintains air seal in all seasons. Fibrex resists rot, decay, and fungal growth. All windows and sliders are argon-filled, low-E, and energy star rated for Delaware. Optional colors are blended into the Fibrex (rather than applied) so that color is more durable than applied colors.)

**ThermaTru fiberglass front door w/composite (rot resistant) exterior trim**

**Fire rated steel garage entry door**

**ThermaTru fiberglass exterior doors** (non-sliding, varies by plan)

**Custom kitchen cabinets by TrimPlus**

(Measured and built specifically from field measurements (not plans))

- Inset cabinet fronts
- Personalized kitchen design appointment with manufacturer
- Painted maple or stained white oak
- 42" wall cabinets
- Wall cabinet crown moulding
- Finished end panels and refrigerator surround
- Full plywood cabinet box, trash drawer, and sink tip drawer
- Dove-tail drawers, soft close
- Soft close cabinet doors
- Slide out sections on
- Brushed nickel cabinet pulls
- Matching cabinet detail on island
- LED undercabinet lighting


**Granite kitchen countertops with one-year seal**

**Stainless steel undermount sink**

**Kohler kitchen faucet with pull-out spray**

**½ HP garbage disposal** (N/A w/septic systems)

**Under cabinet LED lighting** 

**LED recessed lighting in kitchen** (6 total) 

**Kitchen lighting dimmer switch** 

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## FLOORING

LVP first floor foyer, kitchen, & mainliving areas. Carpet all bedrooms, great room, & secondary rooms.

LVP or LVT in upstairs baths, laundry

12x12 ceramic tile in Owner's bath with Ditra underlayment



6x6 ceramic tile in other main level baths with ditra underlayment

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Shaw Meadow Vista (29oz) Carpet w/6lb. pad  
Carpet made with recycled plastics  
Six pound rebond pad



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## GARAGE

Most garages 21-24' deep (can vary per plan). (This is 1-4' deeper than most builder plans)  
Fully insulated garage walls   
Insulated garage door   
Fully finished and painted garage interior  
Garage door opener w/remotes  
Electrical outlets in garage








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## ELECTRICAL


Brushed nickel seagull fixtures  
All LED lighting   
200 Amp Electrical Service (panel in garage or basement)  
Ceiling fan rough ins in all bedrooms  
Switched outlets in each bedroom  
Two-year electrical systems warranty  
HAIKU smart fan for great room   
Three exterior weatherproof outlets  
One floor outlet in great room

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## HEATING AND COOLING


Two stage gas heat, 95+ efficient, by Rheem (or equivalent named brand)   
Two stage, 16 SEER central air conditions by Rheem (or equivalent named brand)   
Individual zone for second level (where applicable)  
Second level two stage heat pump (for larger plans with second levels)   
NEST-e self-programming wi-fi thermostat for each zone.   
Metal trunk lines for all supply and return ducts  
Insulated ducts in all unconditioned spaces   
Duct leakage test per Energy Star requirements (testing performed by independent, third party verification company)   
MERV-6 air filter   
Returns in all bedrooms for consistent air circulation  
Two-year systems warranty (longer manufacturer warranties also in place)

## PLUMBING

High-efficiency tankless hot water heater (90+ efficient) by Rinnai (or equivalent). 

Flexible plumbing lines (reduces risk of frozen pipes)

Kohler brushed nickel bath fixtures

Low flow toilets 

Anti-scald valves on all bath/showers

Fiberglass tub/shower units (per plan)

Two exterior, frost-free hose bibs

Two year plumbing warranty

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## INTERIOR DOORS/TRIM

Painted 5.25" baseboard trim

WM97 (adams) interior door casing

WM97 (Adams) window casing w/sill

Two panel smooth interior doors

Brushed nickel door lever handles

Solid-core owner's bedroom door

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## INSULATION

R-49 blown ceiling insulation (batt in vaults, per plan) 

R-23 dense blown fiberglass wall insulation 

Fiberglass insulated exterior wall headers 


R-19 band (exterior floor joist) fiberglass insulation 

R-13 exterior garage wall fiberglass insulation 

R-13 owner's suite wall fiberglass for sound attenuation 

Foam/Caulk air seal in all conditioned spaces 

Independent, third-party verification of proper insulation and air seal installation 

Independent, third-party infiltration test of completed home 

Independent, third-party HERS rating for each home 

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## EXTERIOR

Engineered stone or brick veneer on front foundation (varies per plan)

Certainteed vinyl exterior siding, double 4" lap


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Vented vinyl soffit  
Aluminum fascia and drip edge  
Solid PVC trim around front windows  
Vinyl trim around all windows  
White corner trim- 6"  
Vinyl/PVC trim and accent siding per plan

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## APPLIANCES

Refrigerator:

- Kitchen Aid 
- Stainless, 20 cu. ft., counter depth, french door, bottom freezer
- Interior ice/water dispenser
- Produce preserver


Range:

- Kitchen Aid
- Stainless, 30 inch, five element, smooth top range (gas available)
- 6.4 cu. ft. convection oven w/cleaning cycle

Microwave/Hood Combination:

- Kitchen Aid
- Stainless, 1000w microwave
- Convection oven
- Steam/simmer options
- Warming function
- Exterior venting

Dishwasher:

- Kitchen Aid 
- Stainless
- 46 Db
- Third level rack
- Top mounted controls
- ProWash cycle

Other appliance brands available. All appliances locally sourced

## TECHNOLOGY INFRASTRUCTURE

Great/Family room cable/cat6

Bedroom cable/cat6 (all bedrooms)

2 HDMI cables for TV mount

TV mount power outlet

Cable/cat6 distribution box (allows for wired connections of smart TVs)

USB charging outlets in kitchen and all bedrooms

## DRYWALL

½ inch smooth gypsum board sourced in USA.

5/8" smooth gypsum on garage ceiling (if required per plan/per code)

Level four drywall finish (for flat paint, normal lighting conditions)

## PAINT

Sherman Williams low-VOC flat wall paint, two coats 🌿

Sherman Williams low VOC semi-gloss white trim paint 🌿

Sherman Williams low VOC exterior paint, where applicable 🌿

Low VOC caulk, white 🌿

302-329-8881

Standard features may vary by community. Subject to change without notice.  
Contact Aurora Homes for additional information. Updated 11.11.2020. Equal Housing Opportunity.



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