



## The EGStoltzfus Advantage

*Every EGStoltzfus home comes with our commitment to excellence, quality construction, solid craftsmanship, and uncompromising value. Some of the finest products from our loyal trade partners are used in the construction of your new home – and our extensive offering of included features and design options is among the best available from any central PA homebuilder.*

### 1) Masonite Fiberglass Exterior Doors

Features: Masonite is known worldwide for innovation, quality products and a commitment to excellence. The Belleville High-Performance Smooth Fiberglass door is energy-efficient and elegant.

### 2) High Performance MI Vinyl Windows with Low-E Glass, Grids between the Glass and Screens

Features: Multi-chambered construction. Steel reinforcement at meeting rail and sash horizontal. 3/4" insulated glass with constant force coil balance system. 20-year warranty on glass seal failure. Frame, non-glass, finish and sash components warranted to original owner for as long as they own the home.

### 3) Steel Raised Panel Insulated Garage Door

*(Included in select models/neighborhoods. See community specs for details.)*

Features: Heavy-duty steel construction ensures long-lasting strength and durability that adds value to your home.

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#### 4) Mastic Raised Panel Shutters

Features: Shutters add a subtle yet distinctive look that will complete the appearance of your home. They are made of a special copolymer for maximum durability and years of low-maintenance beauty.

#### 5) Owens Corning 30-Year Oakridge Shingles with Soffit and Roof Vent Ridge

Features: Oakridge® shingles have a warm, inviting look that complements any architecture. Attic ventilation is controlled by the vented soffit and roof vent ridge.

#### 6) CertainTeed or Mastic / Alcoa Vinyl Siding

Features: Vinyl provides enduring beauty and design flexibility. Vinyl is now the number-one siding material available. Today's vinyl siding panels offer exceptional durability and weather resistance, and come in a variety of attractive styles, textures and colors.

#### 7) Quality Stone Veneer

*(Included in select models/neighborhoods. See community specs for details.)*

Features: Quality Stone Veneer casts their stone molds from locally quarried stone, replicating the shapes, hues and textures of natural stone. This equals a timeless elevation.

#### 8) Mastic / Alcoa or Quality Edge Facia and Soffit

Features: Low exterior maintenance while providing great accents to your elevation.

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**9) Engineered Roof Trusses**

Features: Resource-efficient and engineered for structural integrity.

**10) Seamless Gutters and Downspouts**

Features: Seamless gutters are fabricated on-site and provide years of performance.

**11) HB&G Perma Lamp Post**

Features: PermaPosts are weatherproof, insect-proof and low-maintenance, providing years of durability.

**12) HB&G Permacast Porch Columns, Synthetic Trim, Synthetic Brickmold**

Features: PermaCast columns are cast from a proprietary fiber-reinforced polymer composite with exceptional strength-to-weight characteristics and require minimum maintenance. They are weatherproof, insect-proof and highly durable. Non-wood trim will not rot or crack.

**13) Super Seal Insulation Package**

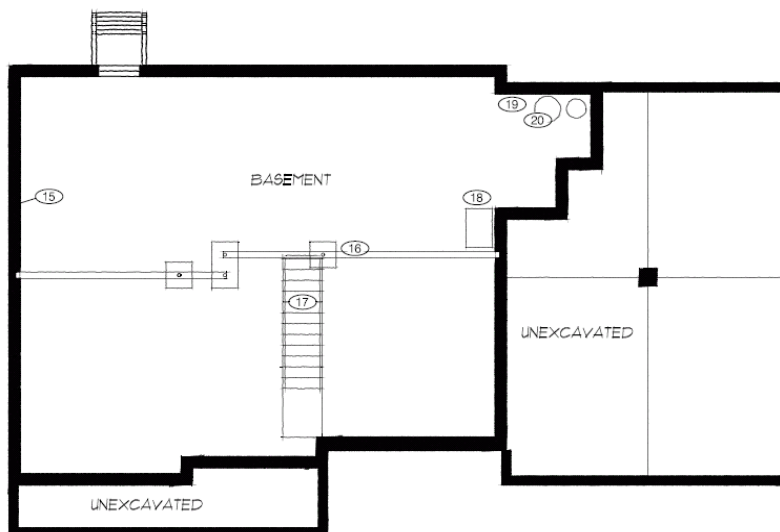
Features: Super seal package helps lower energy costs by reducing air infiltration.

**14) Blown R-49 Attic Insulation**

Features: Reduces energy costs while being energy code compliant.

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### 15) Xi Superior Walls and Basement Egress Exit

*(Included in select models/neighborhoods. See community specs for details.)*

Features: Building with Superior Walls insulated precast concrete wall panels provides your home with an excellent thermal envelope, minimizing the potential for energy leakage. The Xi wall has 2.5 inches of continuous DOW® Styrofoam (with a R-Value of 12.5) for superior warmth and energy efficiency. The Monarch SBII Egress system allows natural light into the basement. Designed to be Monarch's strongest area wall. White painted steel on inside of area wall and Sandalwood exterior. System includes Sandalwood metal grate for peace of mind. [View video.](#)

### 16) Steel Basement I Beams and Structural Columns

Features: Structural strength and all steel is primed for rust resistance.

### 17) Pre-Constructed Engineered Stairs

Features: Stairs are built in a controlled environment using the latest techniques for strength and durability.

### 18) High Efficiency Gas Furnace

*(Included in select models/neighborhoods. See community specs for details.)*

Features: 92.1% efficient gas furnace for energy efficiency & savings.

### 19) Polyethylene Water Lines and PVC Drain Lines

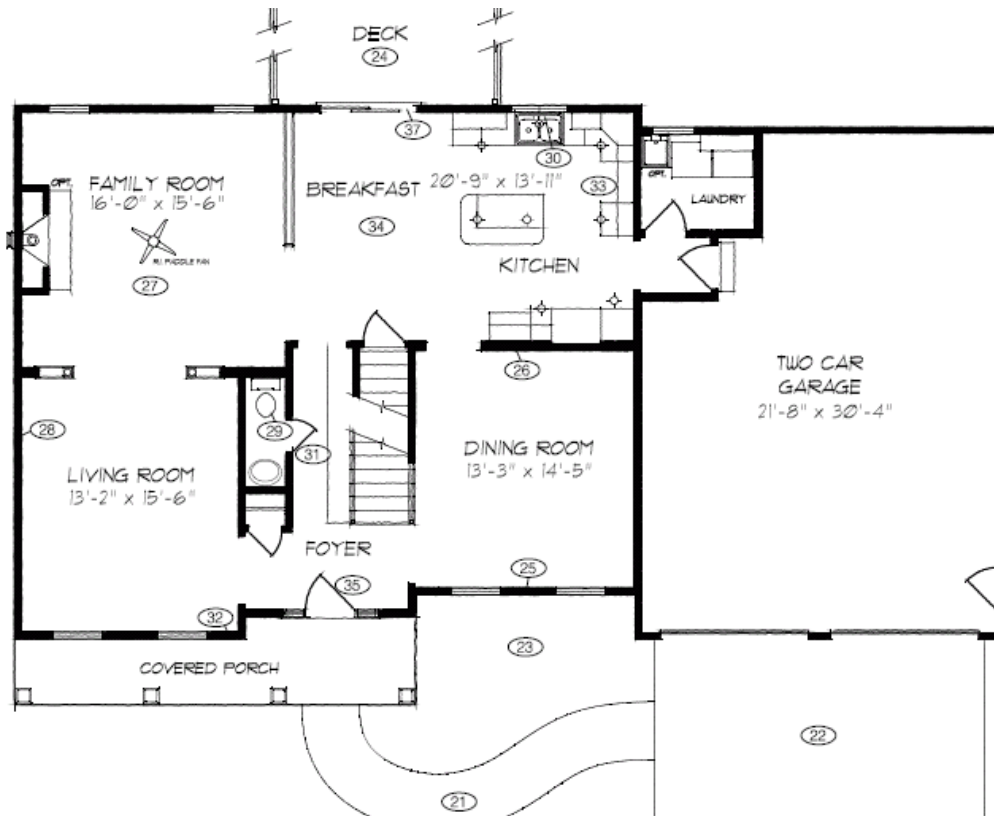
Features: Durable and long-lasting for years of service.

### 20) A.O. Smith Water Heater and Zoeller Sump Pump

Features: A.O. Smith invented the glass-lined water heater in 1936. Today, A.O. Smith is the preferred brand of plumbers, architects and specifying engineers throughout North America.

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**21) Concrete House Walks (Optional E.P. Henry Paver Walks)**

Features: Long-lasting value and a great accent to the exterior.

**22) Asphalt Driveway**

Features: 2" thick paved driveway adds value to your home and for good reason – an asphalt drive adds visual appeal to your home and provides a safe, durable surface.

**23) Seeded Lawn with Starter Fertilizer and Landscaping Package**

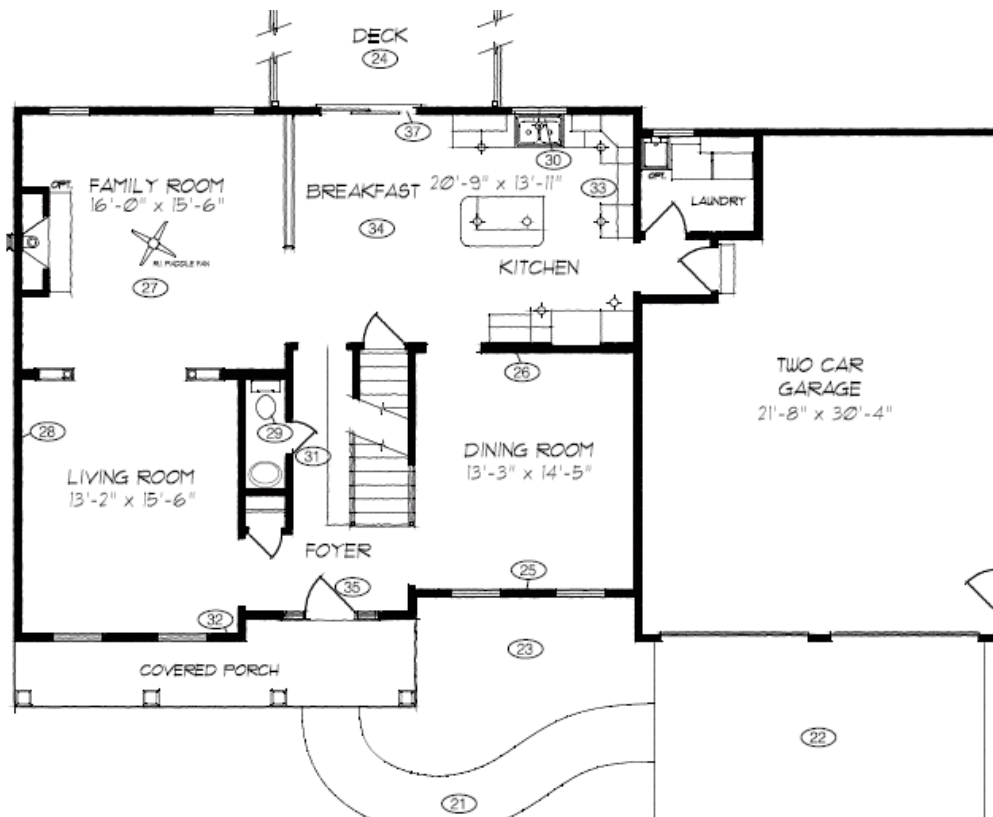
Features: Landscaping brings beauty to the outside of your home. With proper maintenance and care you can enjoy a lush green lawn.

**24) Azek Decking with Vinyl Railing Available**

Features: The #1 brand of stain-resistant decking. Engineered with Procell™ Technology, AZEK Deck virtually eliminates the shortfalls associated with wood and other composite decking. AZEK also carries a Lifetime Limited Warranty.

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**25) 2 x 4 Exterior Wall System with 1" DOW Styro Foam Insulation Sheathing**

Features: 16" O.C. wall system is highly energy efficient and structurally sound. More energy efficient than a 2 x 6 wall system with OSB sheathing. Our wall system gives you more usable interior square footage.

**26) 2 x 6 Interior Bearing Walls**

Features: Allows for mechanical efficiencies while supplying structural integrity.

**27) 2 x 10 – 16" O.C. SPF Floor Joist with Nailed & Glued OSB Subfloor**

Features: Properly sized for strength and reduced floor squeaks. ¾" T&G OSB subfloor is suitable for engineered hardwood.

**28) ½" Drywall – Glued and Screwed (House and Garage)**

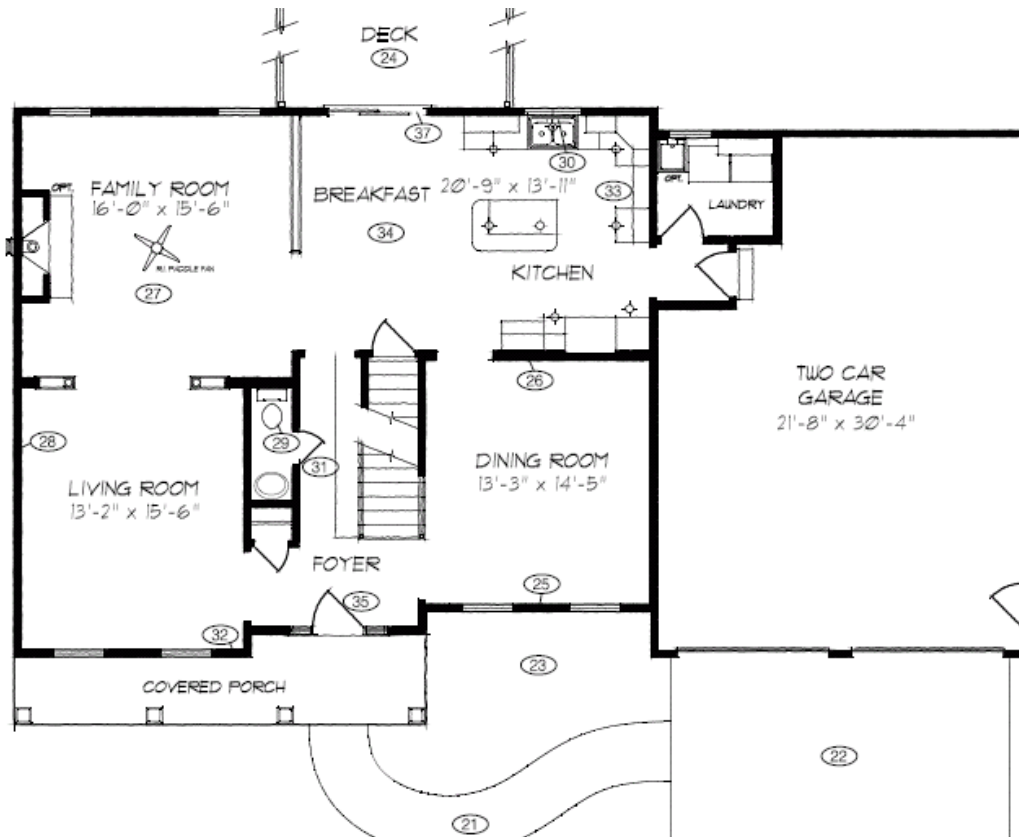
Features: Gypsum panels have up to 75% total recycled content. This helps minimize the impact of home building on the environment.

**29) Gerber Toilets**

Features: Low-consumption 1.6 gallon per flush toilet for years of water savings and reliability.

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**30) Moen Kitchen and Bath Faucets**

Features: Timeless designs that reflect good taste. Faucets and fixtures that are livable and enduring. These are just some of the reasons why Moen® is the #1 faucet brand in North America.

**31) 6 Panel Smooth Colonial Style Interior Doors**

Features: Timeless beauty for a traditional look throughout your home.

**32) Sherwin Williams Quality Paints**

Features: Industry recognized brand name quality. Long-lasting beauty and durability.

**33) GE Appliances (Self Clean Range, Dishwasher, Micro)**

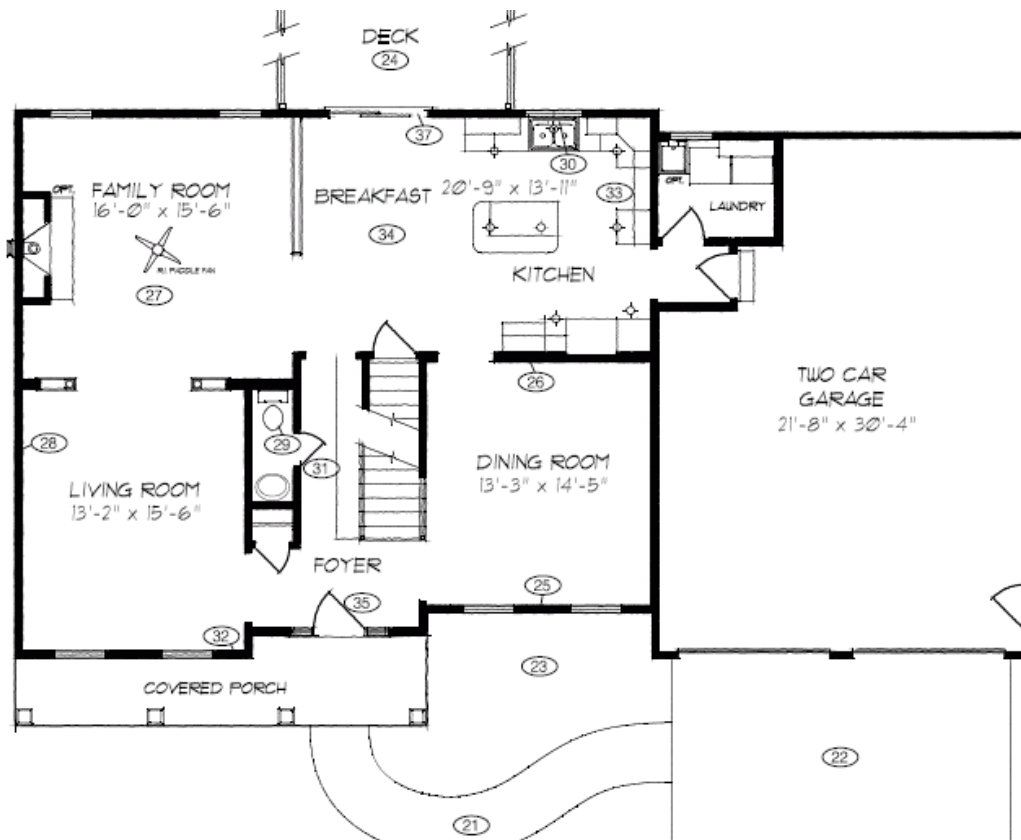
Features: Industry leader and recognized for quality and service.

**34) Seagull Lighting Fixtures**

Features: For 90 years, Sea Gull Lighting has grown to be an established leader in the lighting industry. Quality light fixtures with timeless performance.

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### 35) Schlage Door Hardware

Features: Schlage locksets make a great first impression, starting at the front door and continuing throughout the house.

### 36) Flooring Consultation

Features: Consultation at our flooring showroom with a flooring designer. They will help you make all your great selections.

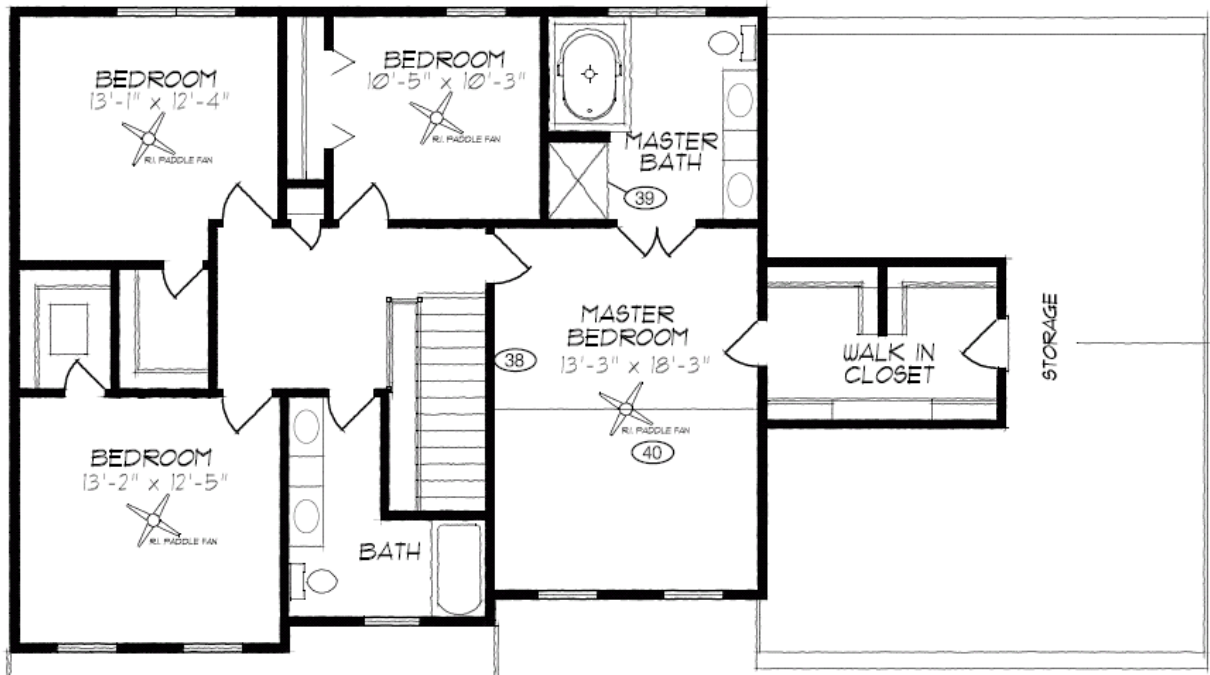
### 37) 2 x 10 Band Joist

Features: Supplies the required support that is needed for installation of doors at any location along the exterior wall.

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**38) Switched Bedroom Receptacles**

Features: Switch at bedroom door operates all the receptacles in the bedroom. Convenient for decorating and light fixture locations.

**39) Clarion Fiberglass**

Features: Clarion Bathware has over 30 years of experience in manufacturing.

**40) Rough in for Paddle Fans, Central Vac and Security**

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Features: Preps the home for easy installation of products by the owner at a later date.

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