



SIGNATURE SERIES

INCLUDED FEATURES

SIGNATURE SERIES

CUSTOMER EXPERIENCE

- Choose from our Ellis Custom Homes library of home plans with ability to modify
- Select from various options and packages
- Designated Project Manager
- Custom project management website
- Mobile app for easy access to your project
- Designated Design Consultant
- Design Center showroom for all your selections
- Complete "start to finish" services

GENERAL CONSTRUCTION

- Reinforced poured concrete foundation
- Basement foundation waterproofing and drain system
- On-site "stick" framed construction
- Engineered floor system
- ¾" tongue & groove floor decking
- SPF or SYP framed stud walls 16" on-center
- Full exterior wall sheathing with house wrap
- Engineered roof truss system

PLUMBING

- Water and sewer/ septic installed and connected
- Type A PEX plumbing system
- Faucet style and finish options
- Elongated comfort height toilets
- 50 Gal Electric water heater
- 1/3hp garbage disposal
- Master bath garden tub
- Laundry room sink & fixture
- Laundry room washer & dryer connection
- Refrigerator ice maker connection

ELECTRICAL

- Electrical design
- 200 amp electrical service
- Whole-house smoke detector system
- Ground fault safety circuits in bathrooms & kitchen
- CAT-5 network & RG-6 coaxial cable
- 6" recessed can lights
- 2 waterproof exterior outlets
- Great room and bedroom fan/light ceiling wiring

MECHANICAL & ENERGY

- Custom designed central air conditioning system
- High efficiency electric heat pump HVAC system
- Touchscreen programmable thermostat
- Metal duct supply connections taped & sealed
- Air returns in ALL bedrooms
- R-3 foundation waterproofing & drainage system | 30-year manufacturer's warranty
- R-13 exterior wall insulation
- R-38 blown-in attic insulation
- Draft stop & fire block air filtration package
- Radon system rough in
- Insulated exterior doors
- Attic ventilation system
- House wrap & window/door flashing system
- 3 exterior frost proof hose bibs

EXTERIOR FINISHES

- Brick, stone & LP SmartSide siding (per plan)
- Choice of white or tan *Silver Line by Ply Gem* windows
- Dimensional roof shingles & synthetic roofing underlayment
- 4" poured concrete driveway & sidewalks per plan
- 12" roof overhangs
- Continuous gutters & downspouts
- *Ice Guard* flashing in all roof valleys
- Base flashing at perimeter bottom plate
- Insulated steel garage door with Wifi opener & keypad

INTERIOR FINISHES

- Carpet in bedrooms, great room and other living areas
- Tile in all bathrooms and laundry room
- LVP in kitchen, nook, hallways and foyer
- Industry approved drywall & wall skim coat
- Water-resistant drywall in wet areas
- Stomped knocked down ceiling texture finish
- Choice of square or rounded drywall corners
- Two coats of Sherwin Williams® Super Paint flat latex wall paint
- Painted baseboard and casing; cased windows and wood jambs
- Painted doors – choice of style
- Schlage® interior & exterior door hardware
- Deadbolts on all exterior doors
- Full insulated, drywalled and painted garage