



THE MODERN RANCH & FARMHOUSE

Heirloom Series

Our Modern Farmhouse and Ranch Homes are beautiful, open-concept plans with a blend of traditional and modern features. The Heirloom Series at Willmark Custom Homes is our standard series with features that are fully customizable to fit your style and budget. You will have unlimited, direct access to your project manager, sales consultant, and design coordinator. Our sub-contractors provide superior quality to ensure your home meets the Willmark standard.

INTERIOR FEATURES

- Level 1 luxury vinyl plank flooring at throughout with ceramic tile flooring at all Bathrooms and Utility
- Luxury granite countertops in the Kitchen, all bathrooms, and Utility per plan up to Level 1
- Moen kitchen & bath plumbing fixture allowance
- Tile allowance for wet areas and backsplash
- Sherwin Williams interior and exterior paint in your choice of colors
- 8-foot, solid-core interior doors throughout per plan
- 10-foot ceiling heights at main areas; 9-foot at all other areas per plan
- White Decora switches
- Custom stone or brick fireplace surround to the mantle with a 42" firebox and job-built painted or stained cedar mantle. Wood-burning firebox with a gas starter is included.
- Trim material allowance with 1x6 pine baseboards and 1x4 pine door casing
- Pine window stools with sheetrock returns at all windows
- \$1,800 door hardware allowance
- Your choice of square or rounded sheetrock corners
- \$2,000 decorative lighting allowance

KITCHEN

- 42" custom stained cabinets with full plywood boxes, soft-close guides and hinges in your choice of stain color and door profile; Paint-grade available upon request
- Luxury granite countertops up to Level 1
- Kohler Whitehaven cast iron, apron-front farmhouse Kitchen sink
- \$4,000 appliance allowance for the range, dishwasher and microwave
- Moen plumbing fixture allowance
- Allowance for tile backsplash with your choice of style and design pattern

BATHROOMS

- Custom stained cabinets with full plywood boxes, soft-close guides and hinges in your choice of stain color and door profile; Paint-grade also available
- Luxury granite countertops up to level 1
- Double vanity in primary bathrooms with white undermount vanity bowls in your choice of round or rectangle
- Moen plumbing fixture allowance
- Allowance for decorative tile at tub surrounds and showers
- Allowance for your choice of freestanding tub or drop-in tub at the primary bathroom
- 5-foot white steel tub at secondary bathrooms per plan
- White elongated toilets for extra comfort
- Large plate glass mirrors
- Large shower niches at all showers
- Frameless glass shower door at Primary bath

ENERGY & ELECTRICAL *Per Plan

- R-13 Insulation in exterior walls; spray foam by request
- R-38 blown-in insulation at attic
- High-efficiency HVAC system sized per plan
- 50-gallon water heater sized per plan; tankless available by request
- All copper, 12-gauge wiring in home
- Recessed LED can lights per plan
- Ceiling fan prewires included in all bedrooms & living room
- GFI wiring at kitchen for wet areas
- Electric smoke detectors & integrated carbon monoxide detectors
- \$3,500 underground allowance
- PEX plumbing systems
- Ridge vents per plan
- Low voltage connections at the Living, Study and all bedrooms

CONSTRUCTION FEATURES

- Structurally engineered frame with 16-inch on center stud walls
- Frame labor and material allowance
- Hardi-plank board & batten siding per plan
- 7/16 OSB professionally installed on all exterior walls
- Brick or stone allowance on exterior elevations per plan on Ranch Homes; Exterior masonry available as an upgrade on Farmhouse plans
- High-efficiency, Low-E, vinyl insulated windows in 3 color options; black & bronze windows available by request
- Hardi porch ceilings to be painted
- Finished concrete porches
- Exterior door allowance - Mahogany or comparable front door and fiberglass at all other exterior doors in style of your choosing
- 30-year shingle roof in your choice of color installed over 30# felt; 24-gauge, standing seam metal available as an upgrade
- Fully sheet rocked attached garages on Ranch plans
- 3 exterior hose bibs
- \$2,100 final grade allowance

FOUNDATION & WARRANTY

- Structurally engineered post-tension foundation
- 2-Year mechanical and 10-Year foundation and structural warranty through StrucSure Warranty
- 1-Year builder warranty
- Third party inspection at foundation, frame, and final stages
- Foundation Allowance

ADDITIONAL FEATURES

- Project Manager assigned to your project that updates you on construction progress via email, text message or in-person walk-through
- Complimentary interior design services to guide you through all selections to help you design a beautiful, cohesive home

