

**PARRY**  
CUSTOM HOMES

Included features  
for your new home

# Legacy Features



# Legacy Features

## Excavation

- ☑ Backfill of Foundation
- ☑ Rough Grade around Foundation  
*To ensure proper drainage on your property*

## **Foundation Structure**

- ☑ **9ft High Solid Pour Foundation Walls - 10in Thick with Extra Rebar**  
*Instead of code minimum of block or 8in solid pour*
- ☑ **Steel Beams in all Basements**  
*Instead of 2x10s nailed together (code minimum) with many posts*
- ☑ Oversized Footings - 20in Wide x 10in High Concrete Footings with 2 Rows Rebar



## **Foundation Details**

- ☑ Basement Waterproofing
- ☑ **3ft Gravel Backfill over French Drains**
- ☑ Window Installed in Basement
- ☑ **Both Interior & Exterior French Drains & Passive Radon Pipe**  
*Instead of corrugated black crush pipe or no interior french drain*

## **Framing Details**

- ☑ On-Site Stick Built Construction
- ☑ 2x6ft Fascia Material
- ☑ 2x10ft Rim Joist - House Perimeter
- ☑ **Nailed Exterior Roof & Wall Sheathing**  
(not stapled)

## **Framing Structure**

### **Flooring - Sub Floor**

- ☑ **Top Rated 3/4in Advantech Subfloor - Glued & nailed**  
*Installed on Floor Joists (2x10' or 2x12' per print) 16" on center with Cross Bridging & 2"x10' Rim Joist Providing extra strength, water resistance, and essentially squeak-free*

### **Walls**

- ☑ **9ft High First Floor Ceilings**
- ☑ **2x6ft Exterior Walls with 7/16in OSB Sheathing**  
*16" on center - Providing homes with extra strength & insulation*
- ☑ 2x6ft Center Wall for Extra Bearing & Maximum Duct Work Air Flow  
*16" on center*
- ☑ 2x4ft Interior Walls  
*16" on center*
- ☑ Double Top Plate on Interior & Exterior Walls (1st & 2nd Floors)

### **Roof**

- ☑ **5/8in Roof OSB Sheathing with clips + 30lb Felt**  
*Extra thickness to prevent sagging*
- ☑ Structurally Engineered Roof System



## STANDARD FEATURES



### THE PARRY EXPERIENCE

- Pre-Construction Orientation
- Interior Design Appointment
- Pre-Drywall Meeting
- Post Move-In Meeting
- Pre-Con Home Site Inspection & Prelim Layout
- Fully detailed budget for initial bank application

### Windows & Exterior Doors

- ☑ **Pella** Single Hung Vinyl Windows
- ☑ Therma Tru 36in 6-Panel Fiberglass Door  
*(front entry door)*
- ☑ **Pella** Maintenance-Free Sliding Glass Door  
*(in eating area)*
- ☑ Fiberglass Steel Insulated Man Door  
*(from garage into house)*
- ☑ Schlage Exterior Handle Set & Deadbolt  
*Satin Nickel Finish or Oil Rubbed Bronze*
- ☑ Wayne Dalton Garage Door  
*Extra Height, 8ft High, Steel Front, R-9 Insulation*

### Energy Efficient Construction

- ☑ Whole House Ventilation
- ☑ Whole House Air Leakage Test Guaranteed  
25% better than PA Code
- ☑ R-21 Insulation in Exterior Walls
- ☑ R-50 Insulation in Attics
- ☑ R-11 Insulation in Baths & Laundry  
*To provide extra soundproofing*
- ☑ House Wrap Applied to all Exterior Walls
- ☑ Low-E Window Glass
- ☑ Caulk & Sealant Package
- ☑ Energy Saving Programmable Thermostat

### Exterior Details

- ☑ Stone or Brick  
*Added upon Owner Requests*
- ☑ Vinyl Siding: Alside *(various color choices)*
  - Lifetime Transferable Warranty
  - Clapboard
  - Rolled top nail hem,  
*Increased panel strength*
  - Siding is nailed *(not stapled)*
- ☑ Dimensional Shingles *(various color choices)*
  - ☑ Limited Lifetime Warranty
  - ☑ Shingles are nailed *(not stapled)*
- ☑ 12in Roof Overhangs *(all sides of house)*
- ☑ Shingle over type Ridge Vent & Vented Overhangs
- ☑ Seamless Aluminum Gutters & Downspouts

### Concrete

- ☑ 4,000 PSI Concrete
- ☑ Porches & Garage Floor 4in Thick
- ☑ Basement Floor 4in Thick with Vapor Barrier Underneath

## STANDARD FEATURES

### Electrical

- ✓ Electrical Meeting with electrician at your home to locate your lights & outlets
- ✓ Upgraded Kichler Lighting Packages  
*Lighting packages we promise you'll love*
- ✓ 200 Amp Electrical Service
- ✓ 220 Electric Range & Dryer Circuit or Gas Line
- ✓ 220 Electric A/C Circuit
- ✓ GFCI Interior & Exterior (*per code*)
- ✓ Dishwasher & Disposal Pre-Wire
- ✓ Microwave Circuit
- ✓ Front Door Bell
- ✓ (4) Recessed Lights
- ✓ (6) Cable TV Outlets
- ✓ Overhead Lights all Bedrooms, Foyer, Dining, Eating Area (*Heavy Duty Fan Box*)
- ✓ (2) Switches in Bedrooms (*1 light / 1 fan*)
- ✓ (2) Phone Outlets
- ✓ Arc Fault Breaker Protected circuits (*per code*)
- ✓ Tamper-Proof Electrical Outlets
- ✓ Smoke / Carbon Monoxide Detectors  
*(1) per floor; (1) smoke detector per bedroom*
- ✓ (5) Exterior Lights Installed
- ✓ (3) Weatherproof Outside Receptacles
- ✓ G.F.I. Electrical Outlet in Garage
- ✓ Receptacle for Garage Door Opener  
*1 per door*
- ✓ Wire for Attic Exhaust Fan
- ✓ Baths Wired for Exhaust Fans
- ✓ Security Package (*optional*)

### Plumbing

- ✓ Pex Water Lines
- ✓ 50 Gallon Electric Hot Water Tank
- ✓ Kohler Kitchen Faucet - Forte
- ✓ Kohler Bath Faucets Coralais  
- *Separate Hot & Cold*  
- *Kohler Scald Free Shower Faucets*
- ✓ Kohler Wellworth Elongated Toilets
- ✓ One Piece 5ft Fiberglass Tub/Shower  
*(not 3 piece for remodeling)*
- ✓ (2) Exterior Hose Bibs - Frost Free  
*Front & Rear w/ Interior Shut Off Valve*
- ✓ Water Line to Ice Maker & Dishwasher
- ✓ Utility Hookups for Washer & Dryer
- ✓ Garage & Basement Floor Drains
- ✓ Flood Tray Installed under Washer
- ✓ Passive Radon Vent

### Heating and Cooling

- ✓ Ductwork Air Leakage Test Performed on every home
- ✓ Whole House Fresh Air Ventilation System
- ✓ Lennox/Bryant High Efficiency Gas Furnace  
96% 2-Stage; Sized to Home
- ✓ Lennox/Bryant High Efficiency Air Conditioner  
14 SEER; Sized to Home
- ✓ Ductwork; Sized to Each Home
- ✓ Cool Air Returns (*located per calculations*)
- ✓ Air Filter
- ✓ Exterior Vent for Dryer
- ✓ Bathroom Exhaust Fans Solid Piped to Exterior

## STANDARD FEATURES

### Interior Features

- ✓ White Painted Doors- 6 Panel
- ✓ 5 ¼" White Painted Baseboards Throughout
- ✓ 3 ½" White Painted Casing – All Interior Doors  
*(Windows are plaster returned)*
- ✓ 3 ½" Window Casing on Main Guest Areas
- ✓ Shoe Moulding on all Hard Surfaces
- ✓ Interior Staircases-Built in a Shop Environment  
*Superior fit & detailed finish to limit squeaks*
- ✓ Oak Wall Mounted Handrail w/ Oak Cap
- ✓ Schlage Interior Door Locks –  
*Satin Nickel or Oil Rubbed Bronze*
- ✓ Vinyl Coated Shelving in all Closets
- ✓ Smooth Painted Drywall Walls
- ✓ Painted Textured Ceilings

### Flooring

- ✓ Hardwood Floors  
*Kitchen, Eating Area, Foyer, Powder Room, Mudroom (if applicable)*
- ✓ Ceramic Tile  
*All Full Bathrooms & Laundry Room*
- ✓ Shaw Carpet in Remainder of House

### SPECIAL FINANCING

- ✓ Customized Financing to Fit Your Individual Needs
- ✓ Low Interest Rate Construction Loan –  
**Options Starting at 5% Down**

### Kitchen

- ✓ Live Design your Kitchen Cabinetry with a Kitchen Designer  
*We do not use stock layouts*
- ✓ Granite Kitchen Countertops
- ✓ Merillat Maple Kitchen Cabinetry
- ✓ Includes Crown Moulding on Kitchen Cabinetry
- ✓ Quiet Close Doors
- ✓ Dovetail, Full Extension, Quiet Close Drawers
- ✓ Stainless Steel Kitchen Sink, 8" Deep

### ★ TOP RATED WARRANTY ★

★ **2-YEAR** ★  
**FIT & FINISH**

★ **5-YEAR** ★  
**MECHANICAL PARTS  
& LABOR**

★ **10-YEAR** ★  
**STRUCTURAL**

### Bath

- ✓ Tiled Shower Walls with Fiberglass Pan (4x3x7ft) in Master Bath
- ✓ Bath Countertops: 2cm White Quartz or LVL 1 Remnant Granite with Seamless Bowl
- ✓ Merillat Maple Bath Vanities with Dovetail, Full Extension, Soft Close Drawers, & Quiet Close Doors
- ✓ 42in Custom Cut Mirrors above all Bath Vanities

## About our team

The Parry Custom Homes team is formed from top professionals in the home building industry. Our success is built around strong teamwork, hard work, and the care from our Sales Team, Design Team, Construction Management Team, CAD Team, Back Office Team, our Warranty Team, & more. With thorough reporting and daily collaboration, our team pushes toward our common goal: delivering strong, beautiful homes to happy families. Our team members strive to do the right thing for our customers, and exhibit the right attitude and work ethic to achieve excellence.



### Stop by any of our showrooms

#### **Pittsburgh North**

20325 Route 19, Unit 9,  
Cranberry Twp, PA 16066

#### **Pittsburgh South**

34 Foundry Way  
Washington, PA 15301

#### **Pittsburgh East**

10349 Route 30,  
North Huntingdon,  
PA 15642

#### **West Virginia North**

143 Target Way  
Morgantown, WV 26501

Visit us online or call us at  
[experienceparry.com](http://experienceparry.com) or **724.863.0199**

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