

MONARCH

HOMES

BUILDER OF CHOICE



Unmatched Quality · Exceptional Attention to Detail

Constructed by a Dedicated Team of Local Industry Professionals

YOUR Builder of Choice for your “forever” home!

Monarch Homes Last a Lifetime!

A Lifetime of Warranties

Every Monarch Home comes standard with many warranties, including the 2-10 New Home Warranty Program. Unlike others offered and backed only by the builder, the 2-10 New Home Warranty Program provides you as a homeowner with comprehensive protection and peace of mind, providing up-front details on exactly what the warranty covers (below).

2-10 HOME BUYERS WARRANTY

New Home Warranty Program

Workmanship
Distribution Systems
Structural



Workmanship Warranty

Quality is important, especially in your new home. Your workmanship warranty establishes the standards applicable to the fit, finish, and materials used in the construction of your home.

- 1 Cabinets and countertops
- 2 Carpentry and framing
- 3 Windows
- 4 Flooring finishes
- 5 Exterior finishes
- 6 Paint
- 7 Roof and flashing
- 8 Basement floor
- 9 Doors
- 10 Trim
- 11 Tile



Distribution Systems Warranty

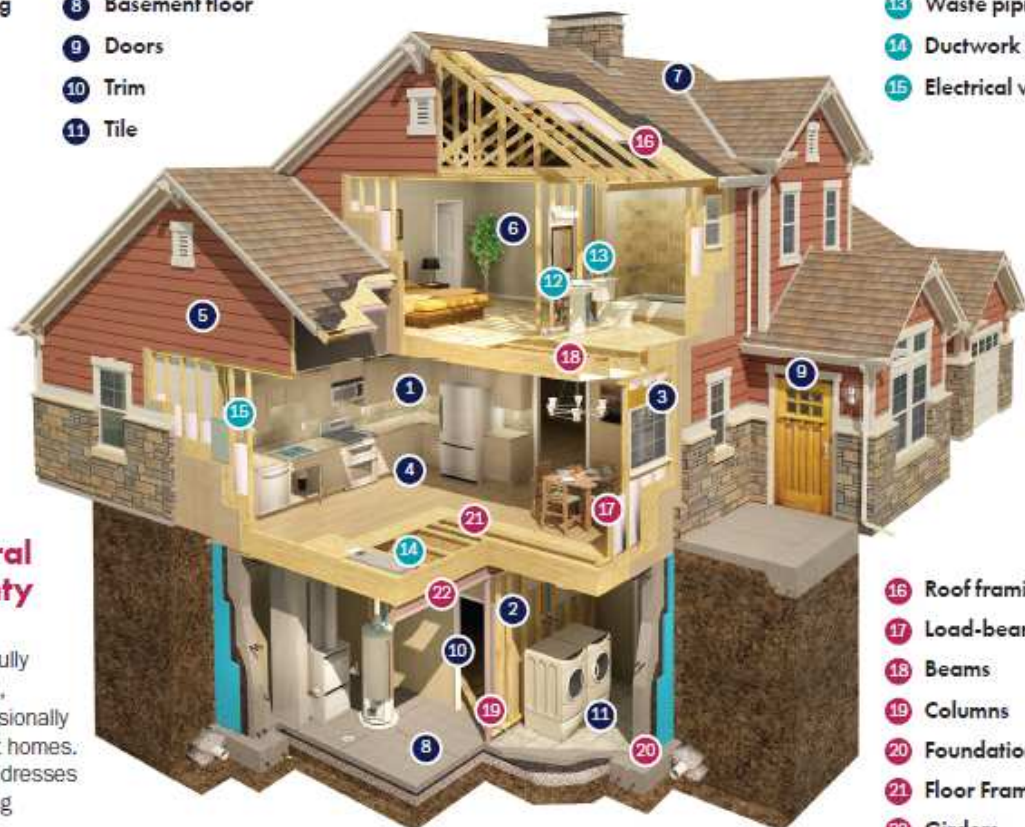
You will rarely see behind the walls of your new home, but essential functions such as electrical, plumbing, and mechanical systems are working behind the walls. Your distribution systems warranty establishes the standards for your home's electrical, plumbing, and mechanical systems.

- 12 Supply piping
- 13 Waste piping
- 14 Ductwork
- 15 Electrical wiring



Structural Warranty

While your home was carefully constructed and inspected, unforeseen problems occasionally arise, even in the best-built homes. Your structural warranty addresses the designated load-bearing elements of your home.



- 16 Roof framing systems
- 17 Load-bearing walls
- 18 Beams
- 19 Columns
- 20 Foundation systems
- 21 Floor Framing
- 22 Girders

Monarch Homes Last a Lifetime!

A Lifetime of Warranties on Quality Products

Dry Basement Guarantee—Lifetime (Limited) Warranty Foundation Waterproofing System

Monarch Homes uses a 2 part foundation waterproofing system (foundation spray waterproofing and Delta-MS Membrane), which enables us to provide a **Dry Basement Guarantee**, ensuring your basement stays dry. This is also backed by a 3rd party **lifetime warranty** from the manufacturer's certified installer.



Exterior Façade: ProVia® Manufactured Stone— Lifetime (Limited) Warranty and James Hardie™ Siding Products—30 Year Warranty

Our exteriors are expertly finished using ProVia Manufactured Stone and James Hardie™ siding products (per plan). Our exteriors are designed to be low maintenance, durable, and long lasting for your convenience and peace of mind.



LP TopNotch350 Subflooring— 50 Year Warranty

Monarch Homes uses a high quality, premium subflooring, which includes a 50-year warranty and a 200-day no sand guarantee. This subflooring has water channels built in to drain water quickly when it rains during the framing phase. We also nail, glue, and screw down each subfloor panel, sand the edges, and also screw down each interior wall to prevent floor and wall squeaking. We also use **REAL WOOD** dimensional lumber in the construction of the entire home including floor systems (no engineered floor systems that are bouncy), adding to the stability and soundness of our homes.



CertainTeed® Landmark Dimensional Roof Shingles—Lifetime (Limited) Warranty

Monarch Homes roof shingles are considered one of the most durable in the industry. With a lifetime limited warranty from the manufacturer, these dual-layer shingles are rated with a Class 3 impact resistance and Class A fire resistance, they are designed to provide durability and aesthetics.



Pella® Windows and Sliding Glass Doors—Lifetime (Limited) Warranty

Monarch Homes is proud to offer Pella Windows and Sliding Glass Doors, one of the most recognized quality brands for windows and sliding glass doors in the industry. The Pella Windows we use come with a lifetime limited warranty, and are double hung, dual-paned Low-E, and Argon-filled for maximum energy efficiency.



Monarch Homes Last a Lifetime!



A Lifetime of Energy Efficiency

Every Monarch Home boasts remarkable energy-efficient features, meticulously engineered to lower energy expenses throughout the life of the home. Key components include **2x6 exterior wall construction with R19 insulation, which significantly surpasses industry standards**, alongside advanced framing techniques applied to all exterior walls. Our Bryant HVAC systems are equipped with high-efficiency options, featuring natural gas or propane furnaces with an efficiency rating of 96% or higher, as well as high-performance optional electric heat pumps and air conditioning units. Additionally, each residence is fitted with Pella® premium double-paned Low-E argon-filled windows to further optimize energy savings.

Personalized Craftsman Construction that Lasts a Lifetime

Founded in 2006, Monarch Homes is dedicated to creating homes that endure. Our owner, Chris, collaborates with you on-site to determine the best placement for your home on your property while providing an accurate estimate for site preparation costs. Throughout the construction process, Chris will review the final plans with you, conduct regular inspections, and carry out a thorough final inspection upon completion to ensure that every detail adheres to our rigorous quality standards. Your designated Personal Builder will oversee all aspects of your new home, typically visiting the site 2-3 times each workday to ensure that every phase of construction meets our high-quality benchmarks.



Monarch Homes Last a Lifetime!



A Complete Home That Lasts a Lifetime

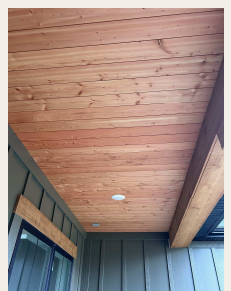
Every Monarch Home is equipped with standard features that set us apart, including a premium **Bosch® 800 Series gourmet appliance package (wall oven with built-in microwave above, chimney range hood, electric cooktop, and dishwasher)**

Additionally, as part of your site costs tailored to your specifications, we can provide a finished driveway—whether it be concrete, asphalt, or finished gravel—as well as concrete sidewalks, patios, and a comprehensive landscape package. This package includes raised beds, mulch, bushes, and trees, along with rock hounding of your yard, and seeding and straw installation of all disturbed areas. Our clients value the convenient completion of these elements, allowing them to move directly into their new home without the need to hire separate contractors or manage additional projects post-completion. When you choose to build a Monarch Home, you can confidently leave the details to us.

Loaded with Features Not Normally Standard

Monarch Homes includes many items that are not typically standard in new homes, such as:

- ♦ **3 car side entry garage** for additional garage parking or additional storage space
- ♦ **9ft foundation walls:** Monarch Homes builds our homes for future expansion in mind, with 9ft tall concrete foundation walls, providing plenty of basement height for us to complete finished living space for you or future finishing. We use 4,000 psi concrete in our 9ft foundation walls, as well as vertical and horizontal steel reinforcing bars for added stability and peace of mind.
- ♦ **Large windows** in Great Room with transoms above
- ♦ **Fireplace:** Wood burning fireplace, direct vent gas/propane fireplace, or linear electric fireplace included with every home, complete with stained or painted wood mantel with stone facing to the mantel height, or painted shiplap to the mantel height on the linear electric fireplace.
- ♦ **Wood Front Porch Ceilings:** 5/4"x6" tongue and groove porch ceilings in an array of stain colors



The Monarch Homes Advantage!

A Smooth and Efficient Process

At Monarch Homes, our process is designed to be a smooth, efficient, and personable process every step of the way. Here are the steps involved:

STEP 1—Explore Plan Designs

Explore the possibilities by viewing our floor plans and model home. We can also design from scratch!

STEP 2—In-Person Meeting

Meet with our New Home Consultant to discover floor plans, and available options.

STEP 3—Site Evaluation

Our owner, Chris and his team will meet you at your land to discuss optimal home placement and develop a comprehensive proposal including site costs.

STEP 4—Proposal Presentation

We will present a detailed proposal that includes:

- ♦ Land Costs (if applicable)
- ♦ Base Home Price
- ♦ Customizations and Options
- ♦ Site Preparation Costs

STEP 5—Purchase Agreement

Next, we'll initiate the pre-construction process by signing the Purchase Agreement and collecting the deposit. You will also apply for construction financing or provide proof of funds.

STEP 6—Final Plan Review

Our Owner Chris will personally review the final plans with you for your new home and finalize those plans for construction.

STEP 7—Personal Selections Meeting

This step is a time to have fun and enjoy selecting colors and finishes for all aspects of your new home!

STEP 8—Construction Loan Closing

You will close on your construction loan to establish the account to draw funds from during construction.

STEP 9—Pre-Construction Meeting

This meeting provides a formal handoff of your home to your Personal Builder, who will oversee the construction from start to finish.

STEP 10—Construction

This is when you see the vision for your new home tangibly take shape! We will handle all the details of coordinating the construction of your new home, so you can relax and enjoy watching your new home come to life!

STEP 11—Electrical Walk Through

Meet with your Personal Builder and electrician to confirm electrical system details, add features, and finalize your decorative light fixture selections.

STEP 12—New Home Orientation & Turn Over

Once your home is 100% completed, your Personal Builder will present your new home to you and demonstrate the operation and maintenance of your new home. This is when you receive the keys and possession of your new home!

The Monarch Homes Advantage!

A Transparent Construction Process

At Monarch Homes, we prioritize clear communication with our clients throughout the pre-construction and construction phases. To keep you informed, our team sends out Weekly Progress Communication reports via email. These reports detail the activities completed in the past week, outline the tasks scheduled for the upcoming two weeks, and include a construction progress flowchart along with current photographs of your new home. This way, you can monitor the progress of your project in real time.

MONARCH HOMES
BUILDER OF CHOICE

Weekly Pre-Construction Communication

Update as of: October 14, 2025

Homeowner Name(s): Mary and Joe Homebuyer
New Home Address: 123 Main St. Anywhere, Ohio 45111

Activity completed this past week:
Final plans drawn and approved by homeowner. Permit applications submitted.

What to look forward to in the next 1 to 2 weeks:
Start color selections with Amy, schedule pre-construction meeting.

Outstanding Items Needed:
Nothing outstanding at this time.

Pre-Construction Phase Flowchart

COLOR KEY

- Phase Completed
- Phase in Progress
- Phase Not Yet Started

MONARCH HOMES
BUILDER OF CHOICE

Construction Progress Communication

Update as of: October 14, 2025

Homeowner Name(s): Mary and Joe Homebuyer
New Home Address: 123 Main St. Anywhere, Ohio 45111
Estimated Completion Range: July / August / September

Work done this past week:
Put finishing touches on your new home for closing. Completed final quality control checklist.

What to look forward to in the next 1 to 2 weeks:
New Home Orientation and turnover set up for next week!

Completion Checklist

- ☒ Color Selections Completed/Approved
- ☒ Electrical Walk Thru Options Completed/Approved
- ☒ Decorative Light Fixture Schedule Completed/Approved
- ☒ Home Secured Daily During Non-Working Hours and Working Hours When No One is Working (typically occurs shortly after drywall is completed)

PROGRESS PHOTOS:

MONARCH HOMES
BUILDER OF CHOICE

Weekly Homeowner Communication

Outstanding Items Needed:
Need to discuss front porch railing after outside concrete (front sidewalk) is poured – this is an open item right now.

Construction Phase Flowchart

COLOR KEY

- Phase Completed
- Phase in Progress
- Phase Not Yet Started

PHASES OF CONSTRUCTION COMPLETED

FOUNDATION	FRAMING TO DRYWALL	INTERIOR ITEMS	EXTERIOR ITEMS
☒ Dig Foundation	☒ Framing	☒ Prime Paint Walls	☒ Exterior Facade (Brick, Stone, Siding, Etc)
☒ Pour Footings	☒ Roofing	☒ Ceramic Tile / Vinyl Floors	☒ Outside Utilities
☒ Pour Foundation Walls	☒ Windows & Doors	☒ Interior Trim	☒ Septic System/Sewer Connection
☒ Backfill Foundation	☒ Rough Plumbing	☒ Interior Trim Painting	☒ Exterior Concrete/Asphalt
☒ Underground Plumbing	☒ Rough HVAC	☒ HVAC Start Up	☒ Grading and Landscaping
☒ Pour Slabs	☒ Rough Electric	☒ Final Electric	
	☒ Rough Inspections	☒ LVP/Hardwood Flooring	
	☒ Insulation / Inspection	☒ Final Plumbing	
	☒ Drywall	☒ Final HVAC	
		☒ Drywall Touch Ups	
		☒ Carpeting	
		☒ Final Interior Trim/Locks	
		☒ Final Painting	
		☒ Punch Out / Quality Control Checklist	
		☒ Final Inspections / Energy Testing	
		☒ New Home Orientation	
		☒ Certificate of Occupancy Received	
		☒ Turnover/Closing	

Thank you for making us your "Builder of Choice" – we appreciate your business and trust in us to build your new home!

The Monarch Homes Advantage!

Custom Tailored Floorplans

At Monarch Homes, we specialize in custom homes that provide the perfect blend of personalization without the accompanying premium costs. Our unique approach allows for flexibility in design, enabling you to relocate walls, windows, and doors at no additional expense, provided there are no changes to flooring or the addition of extra materials. Our team of skilled, local in-house plan designers are dedicated to crafting a home that aligns with your unique lifestyle and preferences. We understand that each homeowner has specific needs, and we are committed to turning your vision into reality.

Custom Home Design from Scratch

Additionally, for those who prefer a completely unique creation, we offer the option to design a home from the ground up. Simply share your ideas with us, and we will work diligently to transform them into a stunning, livable space tailored just for you. Your dream home awaits!



The Monarch Homes Advantage!

The Selections Process

At Monarch Homes, we pride ourselves on offering an **extensive array of standard features** that provide you with a **wide selection of products and colors, all INCLUDED in your purchase**. Our selection process is designed not as a means to incur additional expenses for upgrades, but as an enjoyable experience where you can thoughtfully choose the finishes for your new home. Here are some examples:

SIGNATURE SERIES

* *Exterior & Interior Finishes*

- * **19 different colors** of James Hardie® Siding and Trim
- * **10 profiles, 50 different colors** of ProVia® Cultured Exterior and Fireplace Facing Stone
- * **110 different wall paint colors** from Sherwin Williams
- * **36 different light fixtures** to choose from, and the ability to substitute any light fixture for any area at builder cost

* *Kitchens and Baths*

- * **Bosch 800 Series** appliance package in **4 different color finishes**
- * **7 different colors** of Quartz and **10 different colors** of Granite Kitchen Countertop Colors
- * **Quartz Bathroom Vanity Tops** with rectangular undermount bowls are **standard**
- * **6 different door profiles, 15 stained, 7 painted** cabinet colors for kitchens and baths
- * **25 different cabinet knobs and pulls—standard on all cabinetry**
- * **10 different** Moen kitchen faucets available in **4 different color finishes**
- * **10 different** Moen bathroom fixture suites available in **4 different color finishes**
- * **4 different colors** of shower door metal finishes and **3 different** glass finishes
- * **4 different colors** of interior and exterior door knobs and hinges
- * **12 different colors and styles** of Florida Tile PORCELAIN tile kitchen backsplashes

* *Flooring and Bathroom Tile*

- * **34 different colors** of PORCELAIN wall tiles for shower walls and floors with curb, tubs, and bathroom floors
- * **27 different colors** of LVP and LVP/Laminate hybrid flooring
- * **22 different colors** of carpeting

- * And many more choices available! The possibilities are endless!



Included Quality Features

Signature Series—Page 1 of 2

ENERGY EFFICIENT DESIGN

- ♦ **Advanced framing and insulation with 2x6 exterior wall construction and R-19 fiberglass wall insulation**
- ♦ **R-50 blown fiberglass attic insulation**
- ♦ Every home meets or exceeds ENERGY CODE requirements
- ♦ **Pella®** double-paned Low E Argon filled double hung tilt-wash windows with grills between the glass on front windows (per plan)
- ♦ **Bryant®** 96%+ high efficiency gas/propane furnace or high efficiency electric heat pump
- ♦ **Bryant®** 16 SEER air conditioning system
- ♦ Digital thermostat
- ♦ HVAC supplies and returns designed for optimum temperature balancing and airflow
- ♦ All HVAC ductwork is sealed air-tight at joints to prevent duct leakage
- ♦ Insulated ductwork in attic spaces
- ♦ Exclusive air infiltration package installed in every home to prevent air leaks
- ♦ **Extensive lighting package** with choice of 36 different fixtures, plus ability to substitute any light fixture for any area at builder cost.
- ♦ **LED light bulbs** in all light fixtures throughout
- ♦ **HomeGuard™** premium house wrap
- ♦ 50 gallon **American®** quick recovery electric water heater
- ♦ Ridge vent attic ventilation with vented soffits

IMPRESSIVE EXTERIORS

- ♦ **3 Car Side Entry Garages are included** - allowing for more garage parking and storage
- ♦ **Outdoor Living**—15 ft x 12 ft concrete patio (or credit towards a wood deck if grade does not allow for a patio)
- ♦ **Woodtone®** wood porch ceilings on front porch
- ♦ **James Hardie®** Plank, Board and Batten, and/or Shake Siding (Per Elevation) with Hardie exterior trim on house corners, windows, doors, and along stone sills
- ♦ **Certainteed™ Landmark® dimensional roof shingles** with ice & water guard and metal drip edge
- ♦ **JELD-WEN®** dent resistant fiberglass insulated exterior doors
- ♦ **Schlage®** exterior locksets available in satin nickel or matte black. **Handleset on front entry door** and deadbolt locks for all exterior doors
- ♦ **Wayne Dalton®** overhead garage doors—insulated steel with Sonoma raised panels
- ♦ **Belt drive garage door openers**—2 remotes and wireless keypad entry
- ♦ 2 frost-proof exterior water faucets (per plan)
- ♦ 2 coach lights on garage, down-light(s) in porch ceiling at front door and front porch (per plan), and coach lights at all other exterior doors
- ♦ Minimum of 3 exterior GFI protected electric outlets

PROTECTION & PEACE OF MIND

- ♦ **2-10® Home Warranty Program**—2 year systems and 10 year structural warranty
- ♦ **Lifetime (limited) warranty** on 2-part foundation waterproofing system
- ♦ **Lifetime (limited) warranty** on **Pella®** windows
- ♦ **Lifetime (limited) warranty** on **Certainteed®** shingles
- ♦ **Lifetime (limited) warranty** on **Moen®** plumbing fixtures
- ♦ **Lifetime (limited) warranty** on **Schlage®** exterior lockset mechanical defects
- ♦ **Lifetime (limited) warranty** on **Bryant®** HVAC heat exchanger and 10 years on parts for furnace
- ♦ **Lifetime (limited) warranty** on **JELD-WEN®** exterior door slabs
- ♦ **Lifetime (limited) warranty** on **Wayne Dalton®** garage doors
- ♦ **Lifetime (limited) warranty** on **ProVia®** Manufactured Stone
- ♦ 50 year warranty on **LP® TopNotch350** subfloor
- ♦ 30 year warranty on **Uponor® ProPEX** plumbing water lines
- ♦ 30 year warranty on **James Hardie®** products
- ♦ Many other manufacturer's warranties

WATER INTRUSION PROTECTION

- ♦ **Dry Basement Guarantee**—2-part foundation waterproofing system with lifetime (limited) warranty
- ♦ Foundation drain tile system installed with gravel around perimeter for proper drainage
- ♦ Downspouts and sump pump line connected to underground drain lines discharging away from foundation (per site requirements and site prep evaluation)
- ♦ All windows and doors are securely sealed to the house wrap using sealing tape, ensuring proper sealing and flashing to prevent water intrusion
- ♦ Complete water intrusion inspection completed on every home

A COMPLETE HOME

Site Prep Costs can include the following:

- ♦ Concrete curved sidewalk with steps from front door to driveway
- ♦ Landscape package with shrubs, topsoil, & mulch
- ♦ Front, sides and rear yards graded to ensure proper drainage, rock hounding of your yard, seeding, and straw installation of all disturbed areas
- ♦ Concrete, asphalt, or finished gravel driveways

Included Quality Features

Signature Series—Page 2 of 2

ELEGANT INTERIORS

- ♦ 9ft or 10ft ceilings on first floor (per plan)
- ♦ Smooth painted ceilings throughout living space
- ♦ Wood burning or linear electric fireplace with stained or painted wood mantel and stone facing. Shiplap to mantel height also available on linear electric
- ♦ Oversized windows in Great Room with transoms above
- ♦ Upscale millwork—3-1/2 inch casing and 5-1/2 inch baseboards in several styles. All windows include wood window sills with apron, extension jambs, and cased top and sides
- ♦ Fully drywalled garages finished with a roll coat and baseboards—no bare stud walls
- ♦ Walls, millwork, and doors painted with 2 coats of **Sherwin Williams®** paint with many colors to choose from
- ♦ Satin nickel or matte black interior hardware (choice of knobs or levers)
- ♦ Luxury Vinyl Plank flooring in foyer, halls, great rooms, kitchen, and dining areas.
- ♦ Wall-to-wall carpeting with 8lb pad in all other areas
- ♦ Internet Ready Home Rough In Package
- ♦ Your choice of cable TV jacks or CAT5 wiring in each bedroom and Great Room
- ♦ Full 200 AMP electric panel with circuit breakers
- ♦ Smoke/Carbon Monoxide detectors on each floor, hardwired with battery backup (per code)
- ♦ 240 Volt outlet installed for dryer

LUXURIOUS BEDROOMS AND BATHS

- ♦ Quartz vanity countertops with rectangular undermount bowls
- ♦ Stylish vanity cabinets available in multiple stain or paint colors in all baths with drawers—per plan (raised height vanity standard in Primary Bath)
- ♦ All cabinetry is soft close with solid wood drawer boxes with full extension
- ♦ Cabinet hardware (knobs or pulls) on all cabinets
- ♦ PORCELAIN Florida Tile® tile bathroom floors up to 12"x24" in size
- ♦ Framed mirrors above sinks in all bathrooms
- ♦ Luxury oversized shower in Primary Bath with PORCELAIN mosaic floor tile with curb and PORCELAIN tile walls to ceiling. Tub/shower in hall bath with PORCELAIN tile walls to ceiling. All PORCELAIN tile is Florida Tile®
- ♦ Showers and tubs waterproofed using premium Schluter Kerdi system for maximum protection
- ♦ Water conserving Mansfield® elongated toilets
- ♦ Moen® faucets, and Moen® shower faucets in multiple styles and colors

SUPERIOR QUALITY CONSTRUCTION MATERIALS

- ♦ 9 foot tall poured concrete foundation walls reinforced with steel—full basements (no crawl spaces)
- ♦ Premium 3/4 inch **LP® TopNotch350** subflooring system—glued, nailed, screwed walls and floors, and sanded seams with 50 year warranty
- ♦ Solid OSB structural sheathing on all exterior walls and roof
- ♦ 2x10 high grade lumber floor joist system
- ♦ Premium Uponor ProPEX® hot and cold water supply lines
- ♦ 12" roof overhangs on all eaves and gable projections

GOURMET KITCHENS

- ♦ **Bosch® 8500 Series gourmet appliance package (wall oven with built-in microwave above, chimney range hood, electric cooktop, and dishwasher)**
- ♦ Down-lighting in kitchen, including a separate down-light and switch over kitchen sink (per plan)
- ♦ Pendant lighting over kitchen island (per plan)
- ♦ Quartz or granite kitchen countertops
- ♦ Stylish Florida Tile® backsplash or 4" granite/quartz backsplash
- ♦ Wood cabinetry in several stain or paint colors with 42" high wall cabinets and 3" crown molding
- ♦ All cabinetry is soft close with knobs or pulls
- ♦ Moen® kitchen faucet in several styles in spot resist stainless, matte black, or chrome with pull out sprayer
- ♦ In-sink-erator disposal
- ♦ Refrigerator not included

THE MONARCH HOMES ADVANTAGE

- ♦ Local, family-owned builder where our Owner Chris personally meets you on-site to prepare site prep costs, complete final plan review, and perform quality inspections throughout the construction process
- ♦ You are assigned a Personal Builder who is committed to creating a smooth homebuilding experience—manages and visits you site 2-3 times per day
- ♦ Meetings with Personal Builder throughout the building process—pre-construction, pre-electrical, and New Home Orientation (NHO) when home is completed
- ♦ Weekly Construction Progress Reports sent via email with updates and photos
- ♦ 88-point quality inspection done prior to NHO
- ♦ Member of the Home Builder's Association of Greater Cincinnati

Our Story

The name "Monarch Homes" draws its inspiration from the majestic monarch butterfly, a powerful symbol of new beginnings and transformation. Much like the butterfly's life cycle, the journey of building your new home signifies an exciting fresh start and the commencement of a new chapter in your life. We take great pride in partnering with you on this significant journey. Our owner, Chris, along with his dedicated team of industry experts, is fully committed to ensuring a collaborative and seamless homebuilding experience for you.

