MONARCH HOMES

Builder of Choice

CORNERSTONE VILLAS

Unmatched Quality · Exceptional Attention to Detail

Constructed by a Dedicated Team of Local Industry Professionals

YOUR Builder of Choice for your new 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

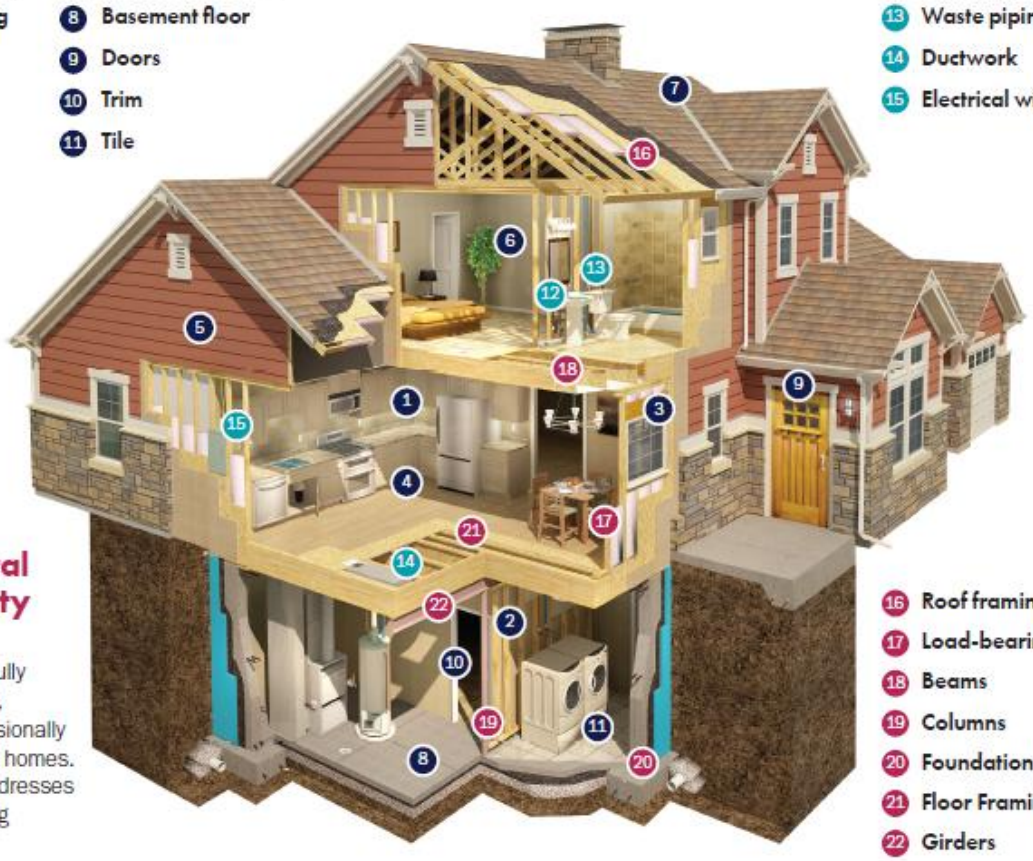
Quality is important, especially in your new home. Your workmanship warranty establishes the standards applicable to the fit, finish, and materials used in the construction of your home.

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

Exterior Façade: Dutch Quality Stone® – 50 Year Warranty and James Hardie™ Siding Products—30 Year Warranty

Our exteriors are expertly finished using Dutch Quality 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.

DUTCH QUALITY STONE
CRAFTSMANSHIP BORN OF TRADITION

JamesHardie™

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.

CertainTeed
Quality made certain. Satisfaction guaranteed.™

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

Monarch Homes is proud to offer Silver Line Windows and Pella Sliding Glass Doors, some of the most recognized quality brands for windows and sliding glass doors in the industry. The windows and sliding glass doors that we use come with lifetime limited warranties, and are dual-paned Low-E glass for maximum energy efficiency.

Silver Line
WINDOWS·DOORS™

Pella® Windows & Doors

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 Goodman 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 air conditioning units. Additionally, each residence is fitted with Silver Line® premium double-paned Low-E glass 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. Throughout the construction process, Chris, our Owner, will review the final plans, 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, visiting the site regularly to ensure that every phase of construction meets our high-quality benchmarks.

Monarch Homes Last a Lifetime!

Loaded with Features Not Normally Standard

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

- ***Quartz bath vanity countertops*** with rectangular undermount sinks (per plan)
- ***Extensive lighting package*** with choice of 36 different fixtures, plus ability to substitute any light fixture for any area at builder cost.
- ***Belt drive garage door openers***—2 remotes and wireless keypad entry
- ***GE Appliance Package***—Smooth top electric range, dishwasher, and microwave, all Stainless Steel
- ***2x6 exterior wall construction*** with advanced framing and insulation with R-19 fiberglass wall insulation and R-50 blown ceiling insulation
- ***Upgraded Bath Vanity Cabinets***—Comfort height and soft close in Primary Bath and drawers in all vanity cabinets for ample storage space
- ***Fully drywalled garages*** finished with a roll coat and baseboards—no bare stud walls
- ***Trusted brand products*** used throughout the home with substantial warranties

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.

STEP 2—In-Person Meeting
Meet with our New Home Consultant to discover floor plans, and available options.

STEP 3—Choose Your Homesite
Our New Home Consultant will help you choose the best homesite to meet your needs.

STEP 4—Proposal Presentation
We will present a detailed proposal that includes:

- Base Home Price
- Customizations and Options

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 financing, and your lender will provide a loan commitment.

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—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 9—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!

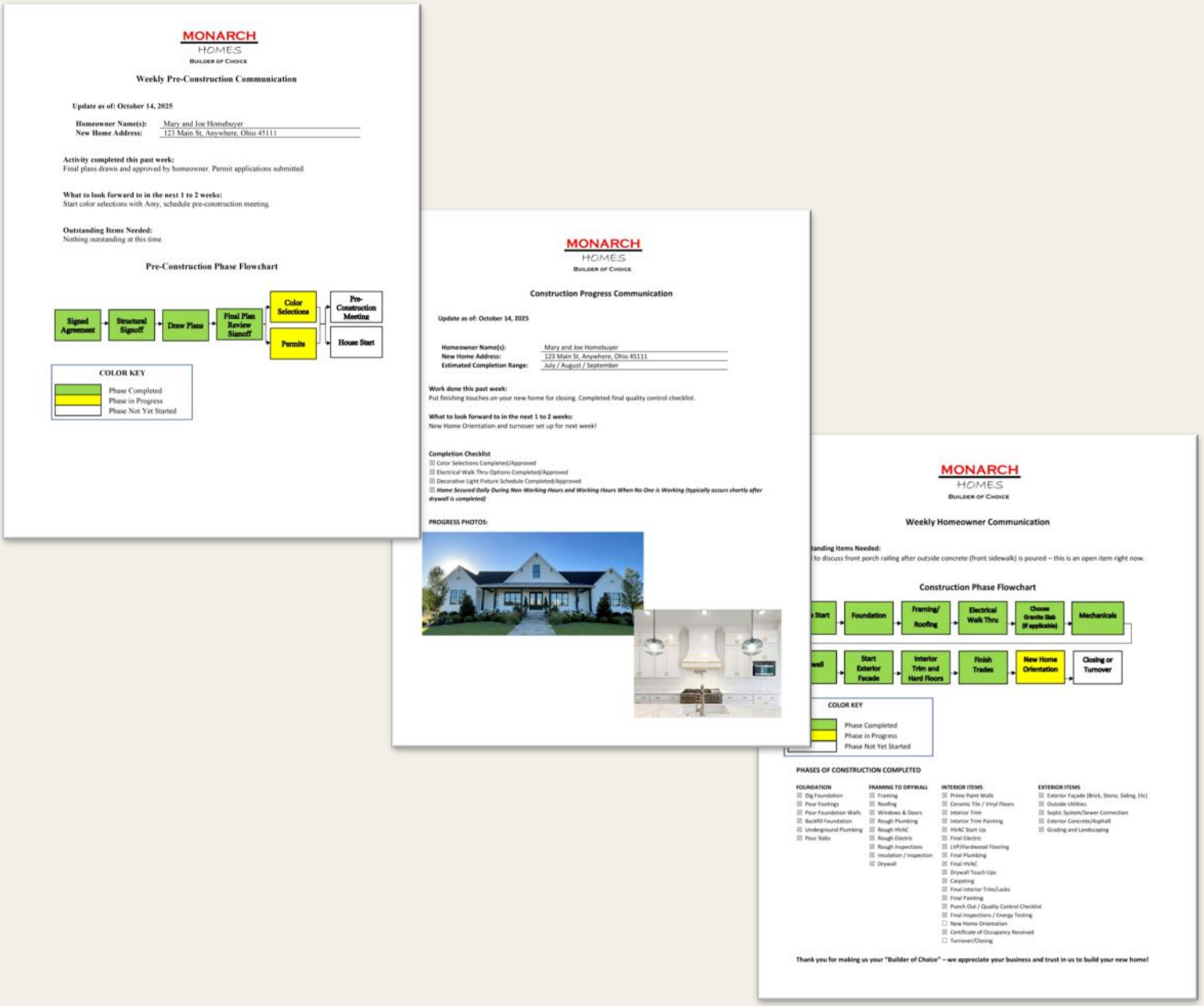
STEP 10—Electrical Walk Through
Meet with your Personal Builder and electrician to confirm electrical system details, add features, and finalize your decorative light fixture selections.

STEP 11—New Home Orientation & Closing
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. At closing, 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

Signed Agreement → Structural Signoff → Draw Plans → Final Plan Review Signoff → Color Selections / Permits → Pre-Construction Meeting → House Start

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

Construction Phase Flowchart

Start → Foundation → Framing/ Roofing → Electrical Walk Thru → Choose Granite Slab (if applicable) → Mechanicals → Start Exterior Facade → Interior Trim and Hard Floors → Finish Trades → New Home Orientation → Closing or Turnover

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 Façade (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 customizing your home to provide the perfect blend of personalization without the accompanying premium costs. Our unique approach allows for flexibility in design, enabling you to make the home personalized to your style. 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.

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:

CLASSIC SERIES

- ***Interior Finishes***
  - **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***
  - **35 different colors** of Formica and Wilsonart high pressure laminate Kitchen Countertop Colors
  - **Quartz Bathroom Vanity Tops** with rectangular undermount bowls are **standard**
  - **3 different door profiles, 15 stained** cabinet colors for kitchens and baths
- ***Flooring and Bathroom Tile***
  - **27 different colors** of LVP and LVP/Laminate hybrid flooring (location per plan)
  - **22 different colors** of carpeting
- And many more choices available! The possibilities are endless!

Included Quality Features

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
- **Silver Line®** double-paned Low-E single hung tilt-wash windows with grills between the glass on front windows (per plan)
- **Pella®** double-paned sliding glass doors
- **Goodman®** 96%+ high efficiency gas/propane furnace or high efficiency electric heat pump
- **Goodman®** 13 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

WATER INTRUSION PROTECTION

- 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

LUXURIOUS BEDROOMS AND BATHS

- Quartz vanity countertops with rectangular undermount bowls
- Stylish vanity cabinets available in multiple stain colors in all baths with drawers—per plan (raised height vanity with soft close standard in Primary Bath)
- Easy care 1 piece tubs and showers (per plan)
- Framed mirrors above sinks in all bathrooms
- Water conserving Mansfield® elongated toilets
- Moen® faucets, and Moen® shower faucets in chrome finish

PROTECTION & PEACE OF MIND

- **2-10® Home Warranty Program**—2 year systems and 10 year structural warranty
- **Lifetime (limited) warranty** on **Silver Line®** windows
- **Lifetime (limited) warranty** on **Pella®** sliding glass doors
- **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 **Goodman®** 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
- Many other manufacturer's warranties

IMPRESSIVE EXTERIORS

- **Outdoor Living**— Concrete patio (per plan)
- **James Hardie®** Plank, Board and Batten, and/or Shake Siding (Per Elevation) with Hardie exterior trim on house corners, windows, doors
- **Certainteed™ Landmark® dimensional roof shingles** with ice & water guard and metal drip edge
- **JELD-WEN®** dent resistant fiberglass insulated exterior doors
- **Schlage®** exterior locksets in satin nickel finish. 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
- Concrete driveway
- 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
- Sodded yard in front, sides, and rear of home

Included Quality Features

ELEGANT INTERIORS

- 9ft or 10ft ceilings on first floor (per plan)
- Knock down textured ceilings throughout living space
- 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 knobs and matching interior door hardware
- LVP Flooring in foyer, kitchen, dining, baths, mudrooms, and laundry areas.
- Wall-to-wall carpeting 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

SUPERIOR QUALITY CONSTRUCTION MATERIALS

- Solid OSB structural sheathing on all exterior walls and roof
- Premium Uponor ProPEX® hot and cold water supply lines

GOURMET KITCHENS

- **GE® Stainless Steel Appliance Package** (smooth top range with above-the-range microwave, and dishwasher)
- Down-lighting in kitchen, including a separate down-light and switch over kitchen sink (per plan)
- Down lighting over kitchen island (per plan)
- High pressure laminate kitchen countertops with integrated backsplash
- Wood cabinetry in several stain colors with 36” high wall cabinets and 3” crown molding
- Moen® Integra chrome with pull out sprayer
- In-sink-erator disposal
- Refrigerator not included

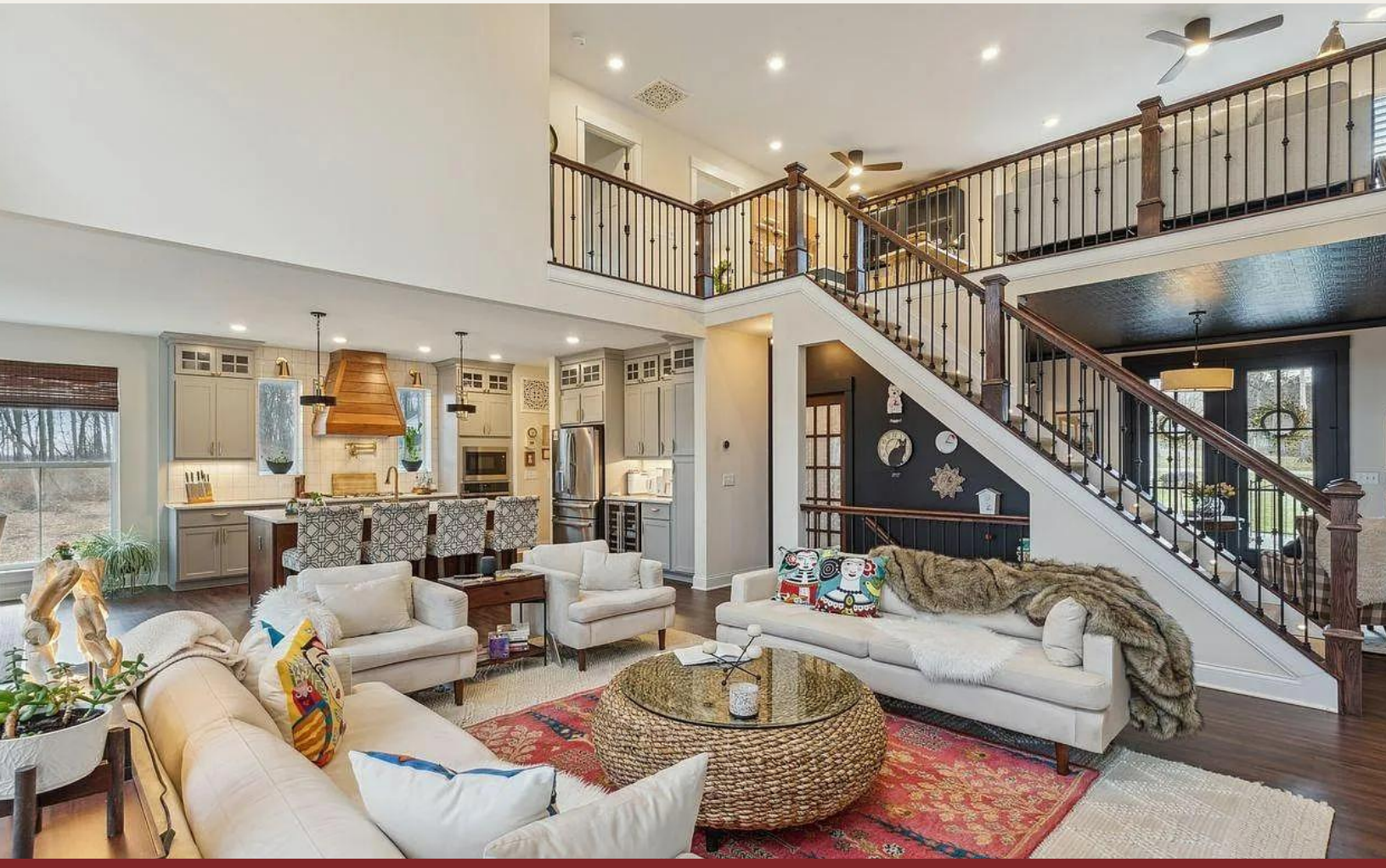
THE MONARCH HOMES ADVANTAGE

- 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 site regularly
- 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

PREMIER PACKAGE—IN ADDITION TO STANDARD FEATURES LISTED ABOVE

- PORCELAIN Florida Tile® tile walls to ceiling in primary shower with fiberglass base and semi-frameless shower door
- Moen® faucets, and Moen® shower faucets in multiple styles and colors
- LVP Flooring in all areas — Great Room, bedrooms, halls, closets, and sunroom
- Quartz or granite kitchen countertops
- Stylish Florida Tile® backsplash or 4” quartz/ granite backsplash
- Laminate shelving in pantry
- Moen® kitchen faucet in several styles in spot resist stainless, matte black, or chrome with pull out sprayer
- Upscale millwork—3-1/2 inch casing and 5-1/2 inch baseboards in several styles.
- Satin nickel or matte black interior hardware (choice of knobs or levers)
- Wood cabinetry in several stain or paint colors in kitchen and baths with 42” high wall cabinets and 3” crown molding in kitchen
- All cabinetry in kitchen and baths is soft close with knobs or pulls

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.