



NEW STANDARD INCLUSIONS IN EVERY DEMLANG-BUILT HOME



We've Upgraded our Game...And our Homes

Whether it's blue cheese with your wings or the underbody flush at the car wash...no one likes paying more for upgrades that should come standard. It's frustrating to pay more for these simple enhancements, and we believe the same should be true when building your new home.

At Demlang Builders, we're proud to continuously improve our homes – designing new floorplans, exploring new materials, and staying on-trend with all the products offered in new construction. That's why we're pleased to announce a new list of Standard Inclusions for 2025 – with more bells and whistles included in every Demlang Home than ever before:

Here's what you will enjoy in 2025, and why we believe these modern conveniences should be part of any new construction project.



Smart Home Technology for New Construction

When you build with Demlang, we include some of the most common smart home upgrades, adding connectivity and peace of mind to your new home:

- **Ring Video Doorbell** - Ring has set the standard for personal security, making it a top request of our customers to include in their new build. Reduce your worries and track the Amazon package status without surprises. Ring comes standard in every Demlang home!



- **Nest Programmable Wi-Fi Thermostat** - Whether it is occupancy sensors that help improve comfort and efficiency, an easy-to-use app, or the ability to manage or monitor your home's HVAC on the road, Nest will keep you comfortable!
- **Wi-Fi Connected Garage Door Openers** - From configuring guest access and package delivery to getting real-time garage door alerts,



these smart home units make access to your garage easier than ever before.



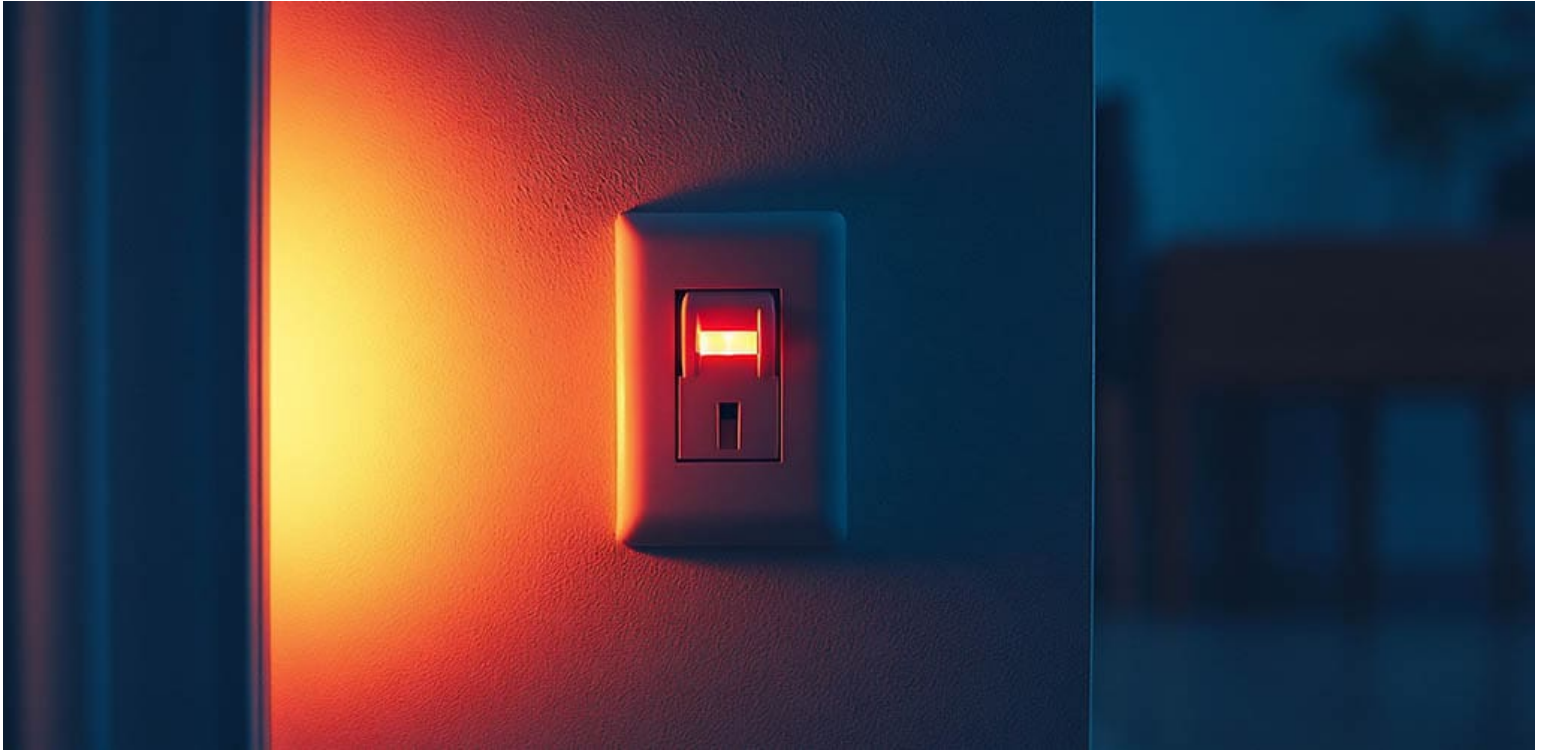
New Construction Electrical Bells & Whistles

Our world revolves around power. From charging to being smart with timers and other touches, Demlang includes these electrical conveniences in every new build:

- **USB A & C Outlets** - Your phone uses USB-C, shouldn't your home? We include two USB-C-powered outlets in each home, typically in the primary suite and drop zone, for easy charging without obscuring access to other outlets.



- **Night Light Outlet Combo** - Another great touch for families with small kids is an outlet that integrates a night light in the bedroom hallway. Your little ones will feel safe and secure knowing their new Demlang home is completely monster-free!



- **Vent Fan Digital Timers** - Make bathtime a breeze with integrated fan timers in the primary and main baths of every Demlang home. Ventilation is important in construction, and ensuring humidity and condensation are eliminated is easy with these built-in timers.

Little Touches to Make Life in Your New Home Easier

Sometimes it's the small things that matter. For years we considered these touches upgrades, but now we include them as standard on every home we build:



- **Kohler Comfort Height Toilets with Elongated Seats** - You and your guests will appreciate a better seat. Especially as we age, this product is designed to make sitting and rising a bit easier and safer for us all. Not to mention, the elongated seat is rated more comfortable and spacious than a standard rounded bowl.



- **Schlage Keyless Entry at the Front Door** - Whether it is the kids coming home from school, the dog-sitter while you are on vacation, or running back inside when you forget your phone, a simple keypad installed at the front door allows you to set custom codes and access limits with ease.
- **Push Button Disposal Switch in Kitchen** - With many models featuring sinks in the island, homeowners have long struggled with hiding the garbage disposal switch under the counter – a challenge for wet, dirty hands to operate. We've upgraded to in-counter push buttons, making operation easier!



Construction Upgrades for Aesthetics and Performance

While some modern conveniences are seen, we've also improved building systems in our homes to make our new construction more desirable and higher performing through:

- **Eliminated Dishwasher Air Gaps** - The unsightly dishwasher countertop airgaps have been replaced in all our homes with under-counter solutions that hide the air vent, while still conforming to new construction standards. That's a tidy kitchen counter!



- **Upgraded Subfloors** - Now standard in every build, we are using the Weyerhaeuser Gold Edge Subfloor with patented down pore drainage technology. It helps reduce moisture concerns and improves installation processes while offering a 50-year warranty against delamination.

Why do we include these modern touches in every home we build? Because we believe these conveniences, often viewed as upgrades, are part of what makes a quality new home build. At Demlang Builders, we believe that if it is worth doing, it is worth doing well.



For More Information or Inclusion Specifics, Contact a New Construction Specialist Today.

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