





*Homes that redefine
"A Smarter Way to Build"
for today's homebuyer*

The All American Homes lineup

All American Homes builds a robust collection of more than 25 ranch, bonus ranch, cape and two-story modular homes that feature high-end craftsmanship at affordable prices. Each of these homes showcase breakthrough design and styling, as well as the diverse wants, needs and lifestyles of our customers.

Four decades — and counting — of timeless innovation and integrity

Since the 1970s, innovation has been the common thread that anchors the collective successes of All American Homes. From state-of-the-art production methods to premium materials and design trends, the latest and greatest are built into every wall, floor, kitchen and bathroom of our affordable homes.

Yet, despite our commitment to evolving with every passing year, the one thing that never changes is our core value of integrity. Like an innovative spirit, some qualities are ageless, and we count a dedicated customer focus and work ethic among them. In fact, we survey every customer we can connect with and use their valuable insight to continually improve our homes and processes.

Explore All American Homes

Delve into the pages ahead to view our home designs, exciting exterior elevations, and learn about our construction standards.



RANCH PAGES 4-24

BONUS RANCH PAGES 25-28

CHALET PAGE 29

CAPE PAGES 30-38

TWO-STORY PAGES 40-45

Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Exterior images may be artist renderings and are not intended to be an accurate representation of the home. Renderings, photos and floor plans may be shown with optional features or third-party additions. Second floor attic illustrations for Cape and Bonus Ranches are suggestions only.

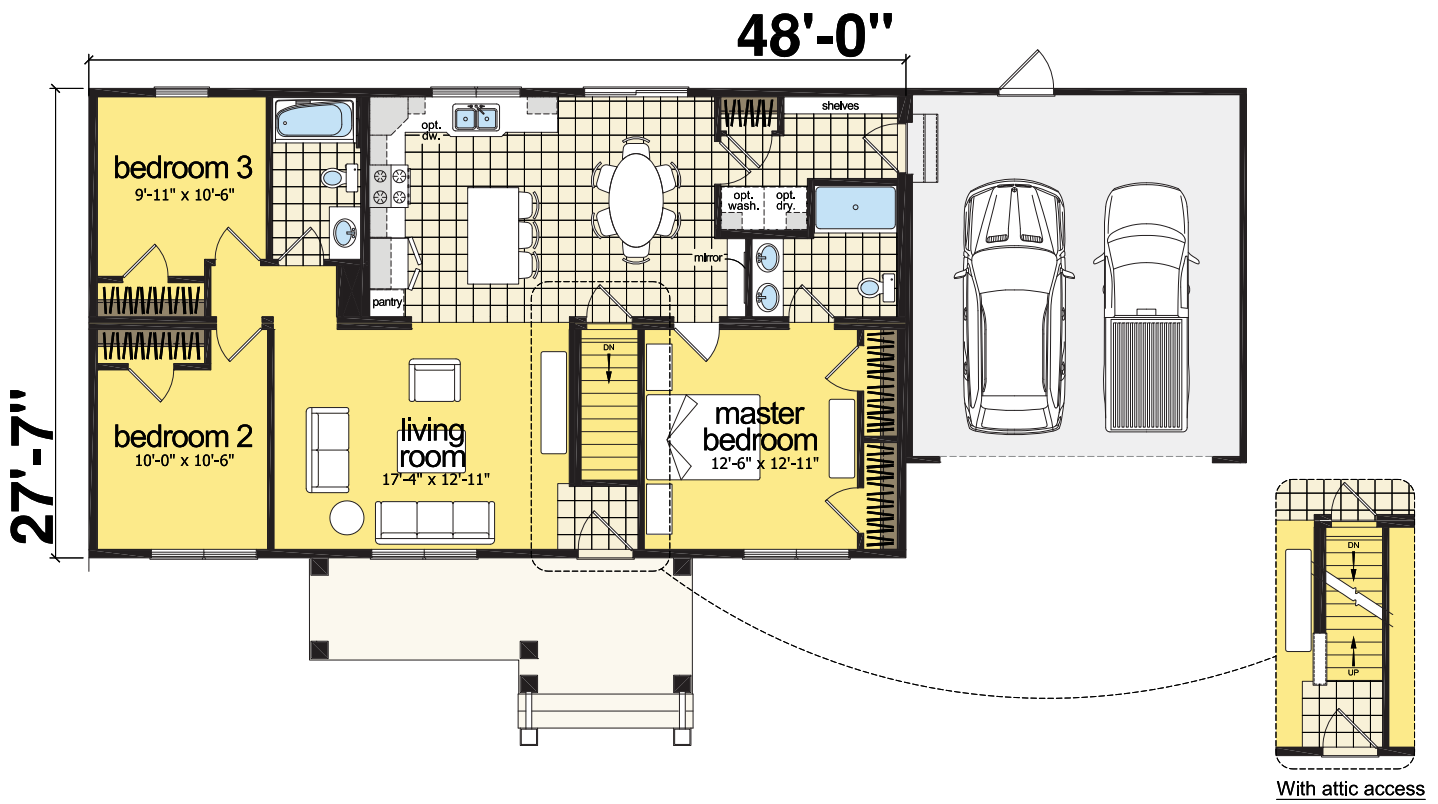


★

OBERLIN

RANCH

3 bed-2 bath | 1324 sq. ft.



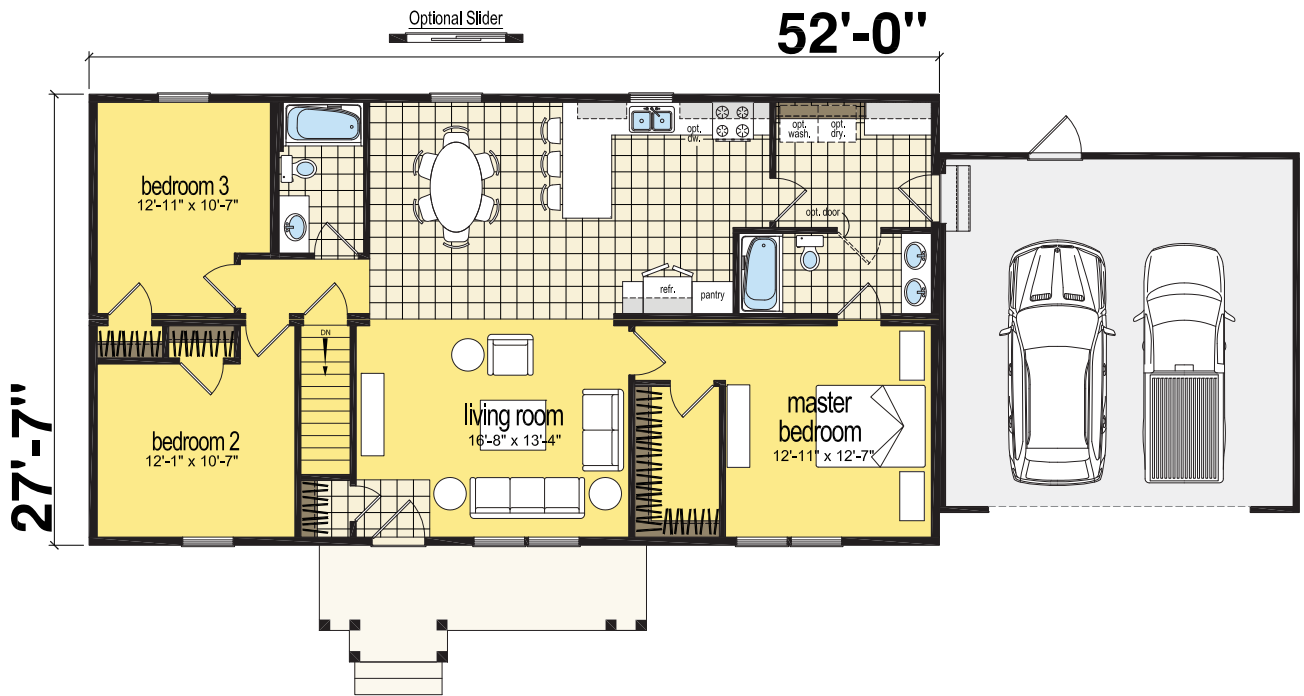


★

SPARTA

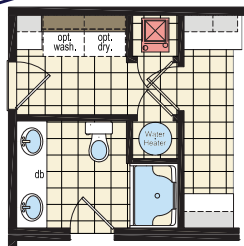
RANCH

3 bed-2 bath | 1434 sq. ft.

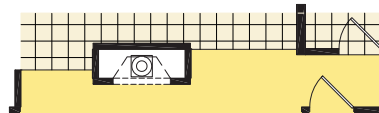




★
SPRINGPORT
 RANCH
 3 bed-2 bath | 1434 sq. ft.

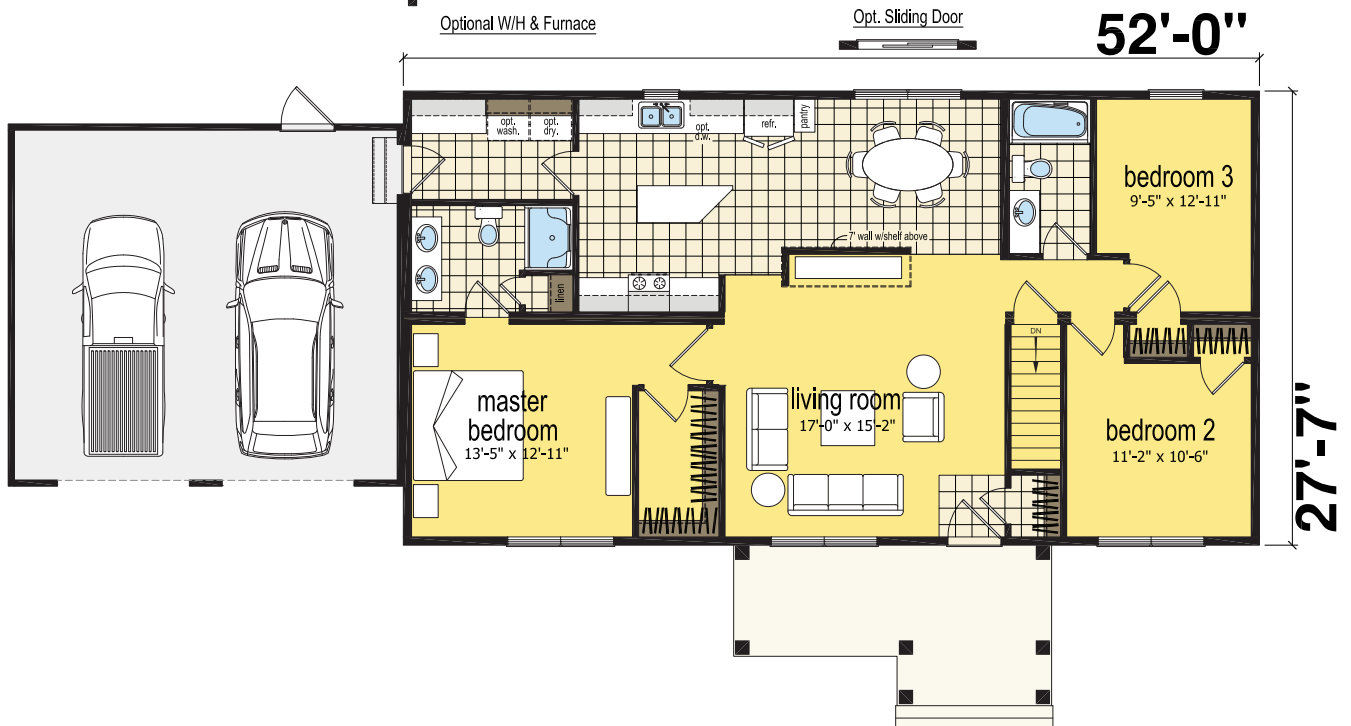


Optional W/H & Furnace



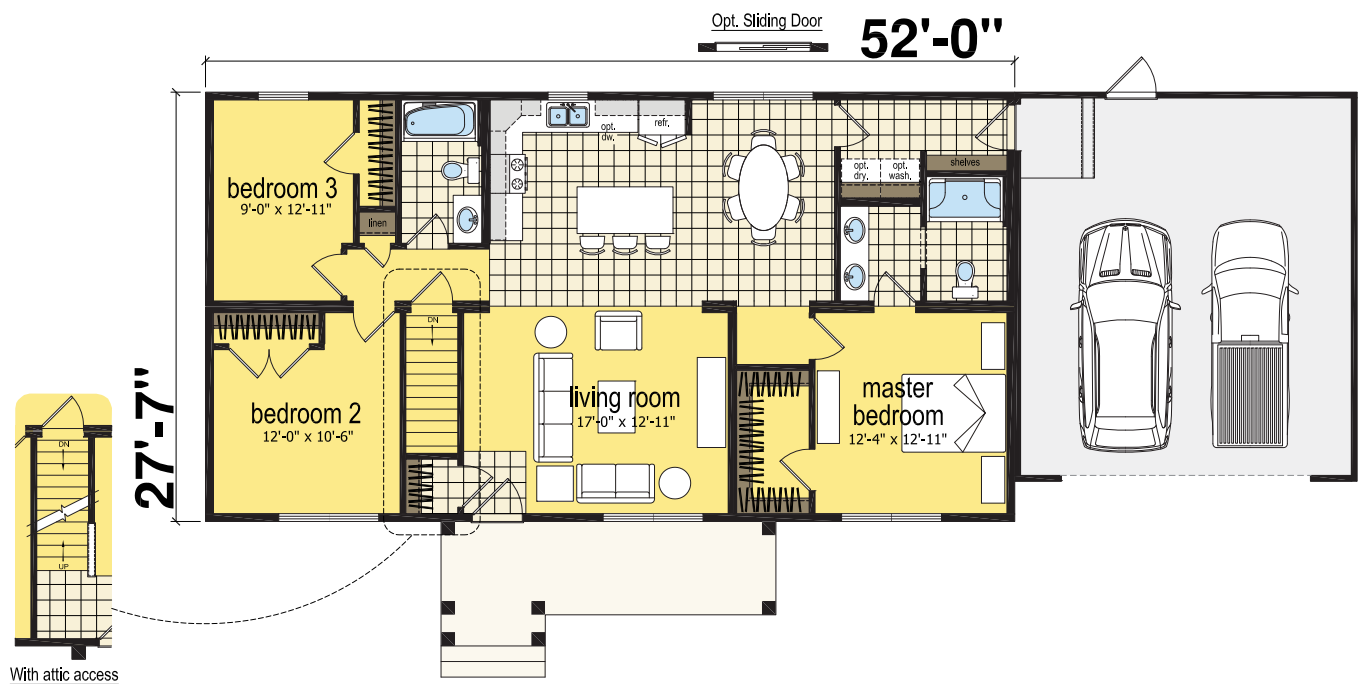
Opt. Fireplace

Opt. Sliding Door



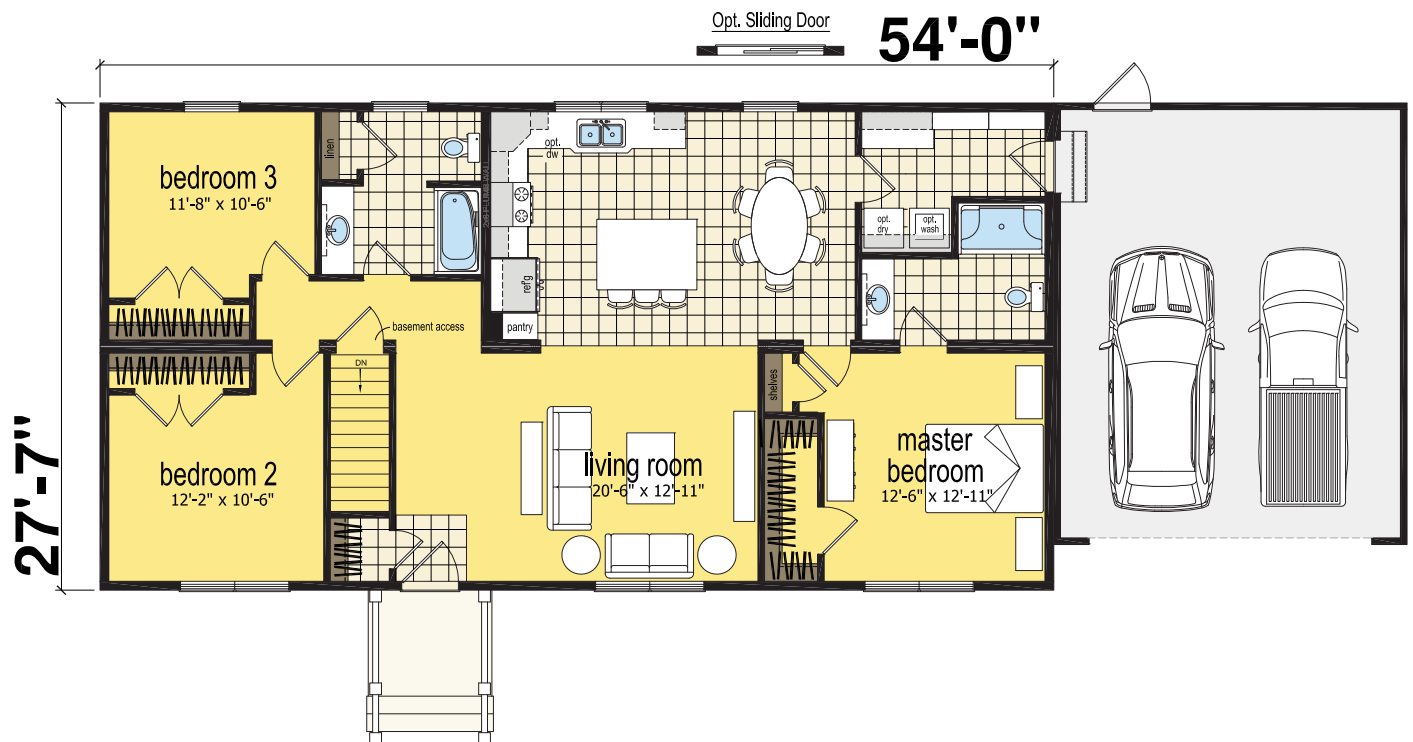


★
ALEXANDRIA
RANCH
3 bed-2 bath | 1434 sq. ft.





★
ASHLEY
RANCH
3 bed-2 bath | 1490 sq. ft.

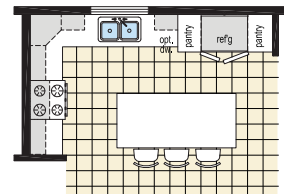




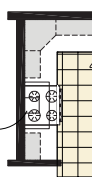


★
BROOKLYN
 RANCH
 3 bed-2 bath | 1545 sq. ft.

optional kitchen layout



OPTIONAL ARRANGEMENT
 W/ 36" EURO RANGE HOOD
 OVERHEAD CABINETS TO BE 24"

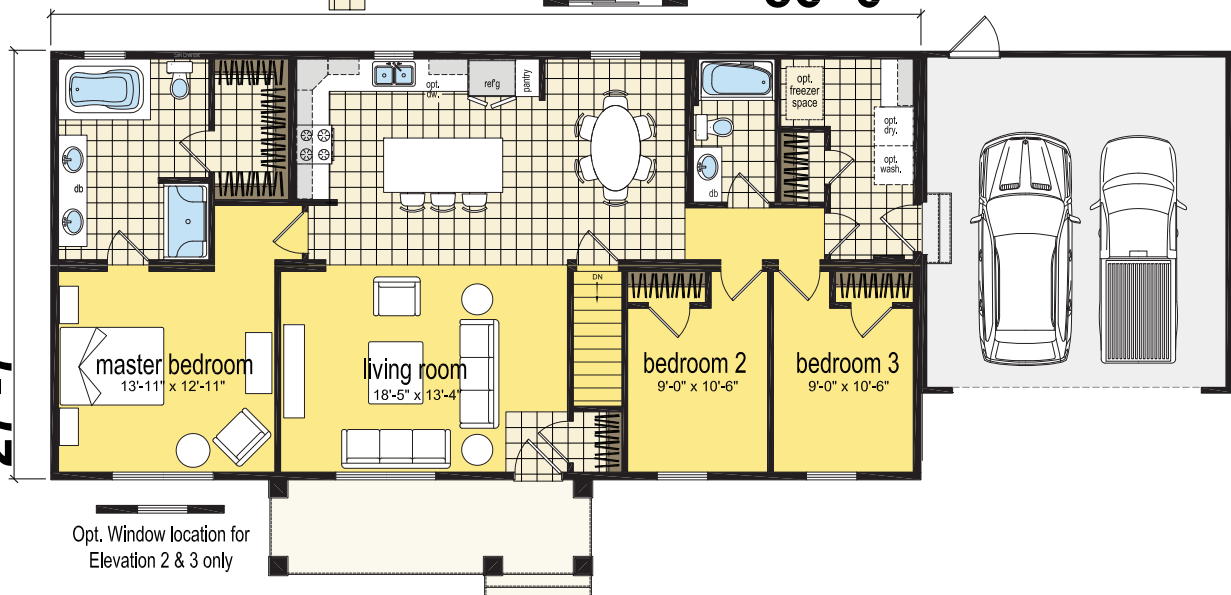


optional slider

56'-0"

Opt. Window location for
 Elevation 2 & 3 only

27'-7"











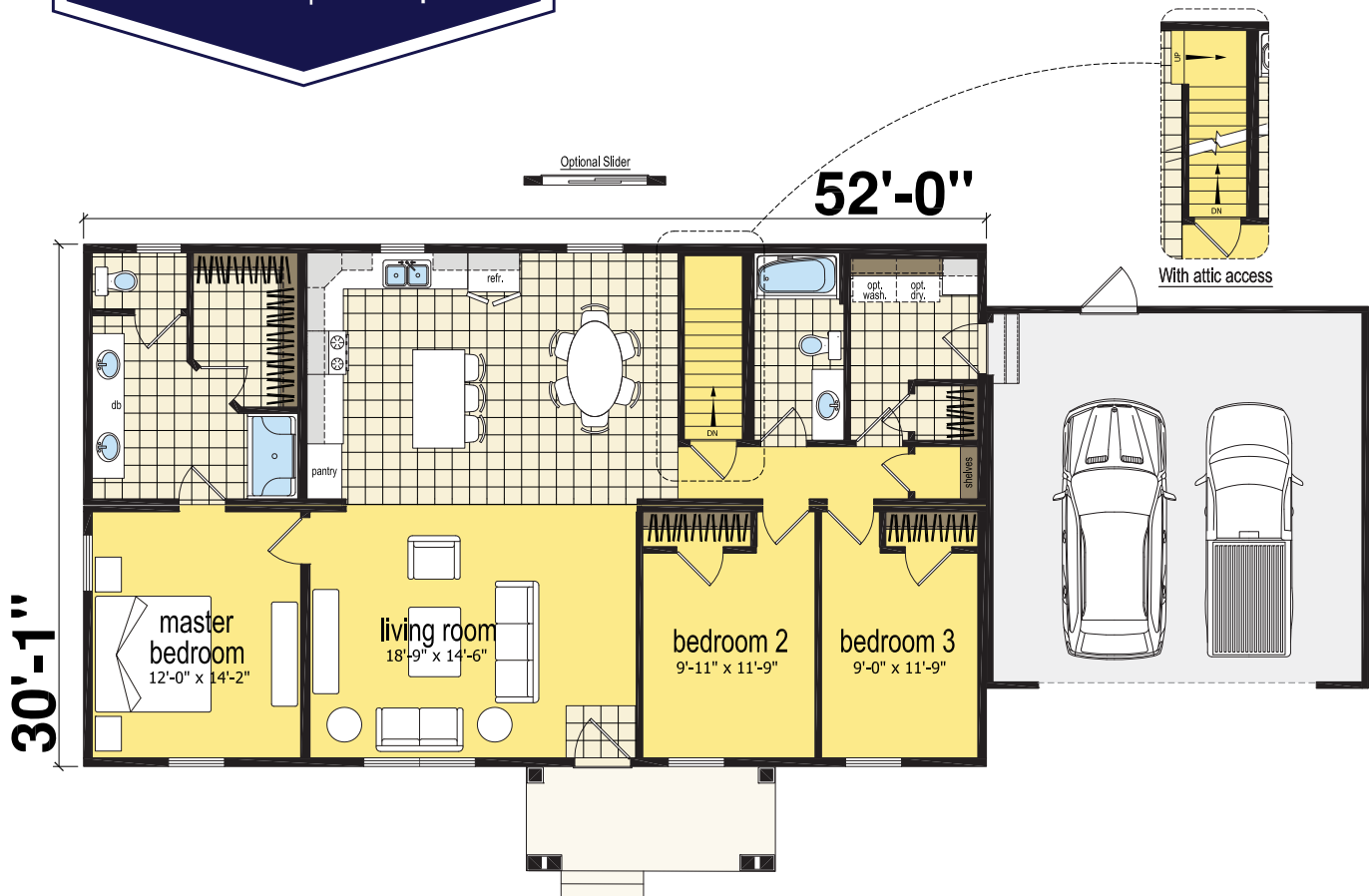
★
SIDNEY
RANCH
3 bed-2 bath | 1545 sq. ft.





★
COVINGTON
RANCH

3 bed-2 bath | 1564 sq. ft.



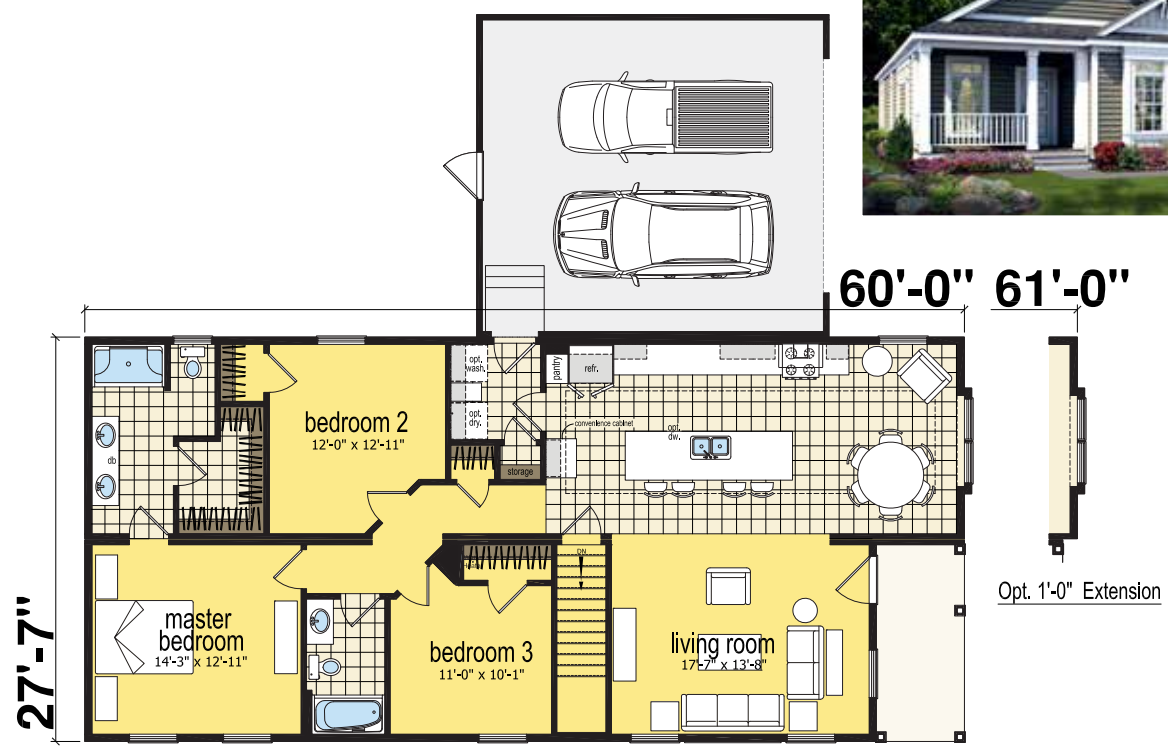


★

VIENNA

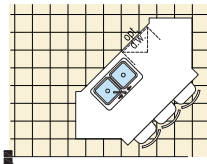
RANCH

3 bed-2 bath | 1574 sq. ft.





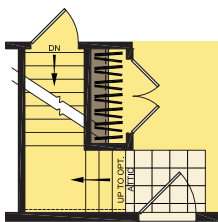
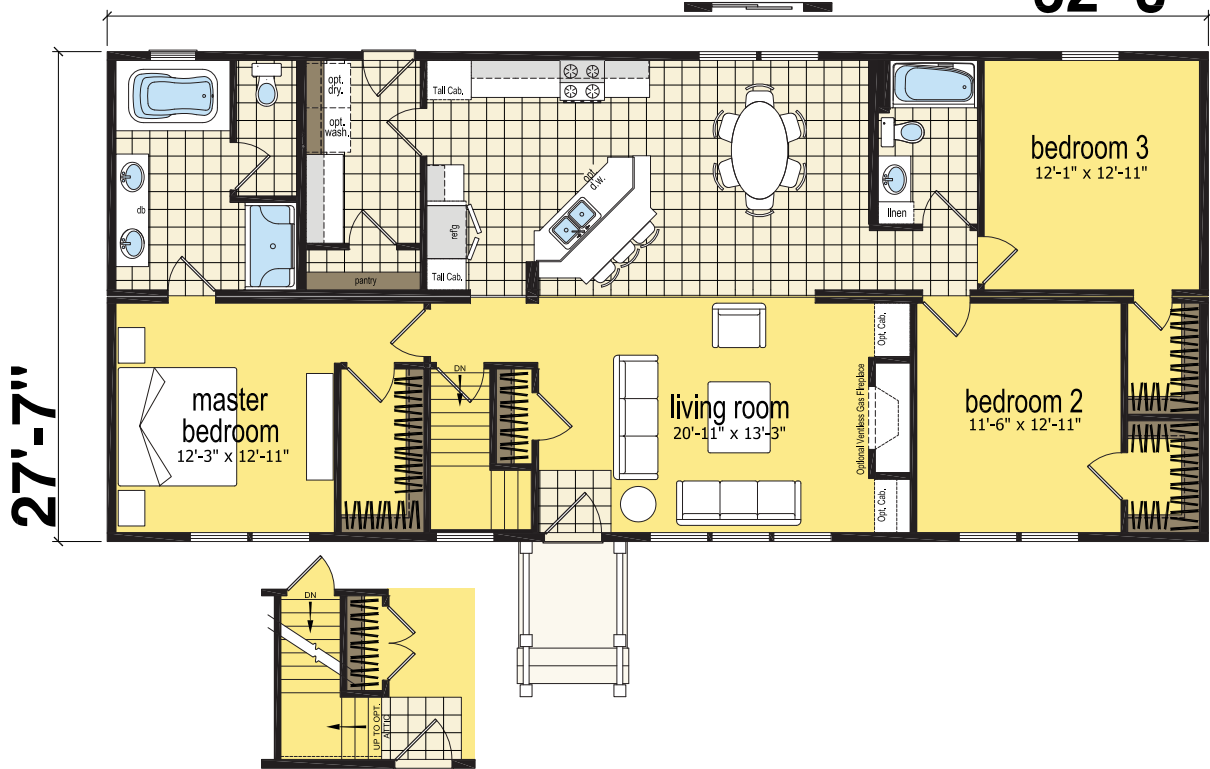
★
CAMBRIDGE
RANCH
3 bed-2 bath | 1710 sq. ft.



Optional Island

Optional slider

62'-0"



Optional Attic Access

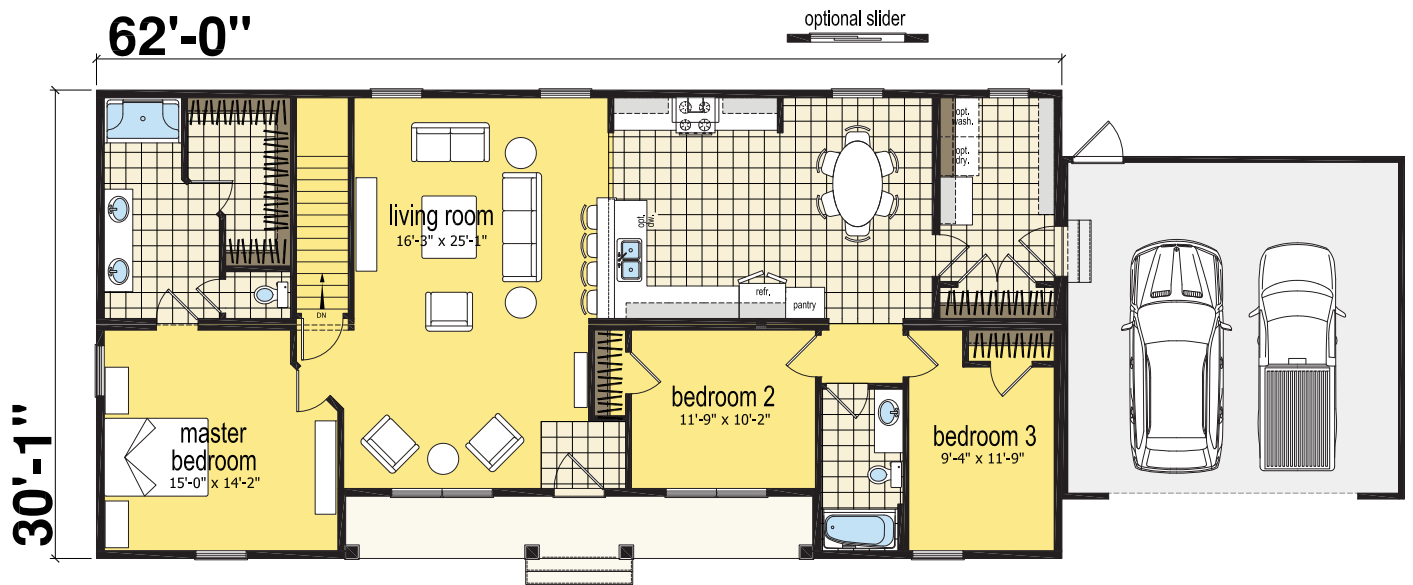


★

BRIGHTON

RANCH

3 bed-2 bath | 1745 sq. ft.



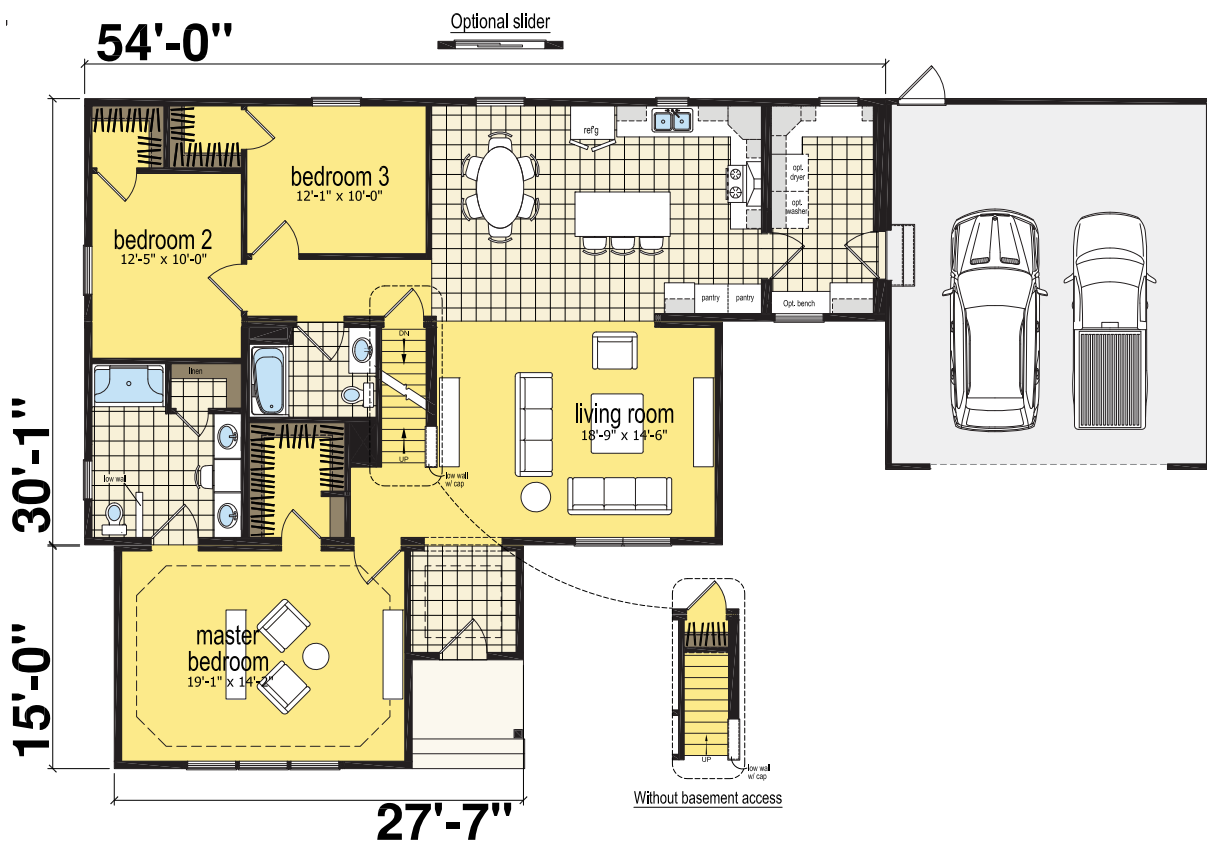


★

HILLSDALE

RANCH

3 bed-2 bath | 1820 sq. ft.



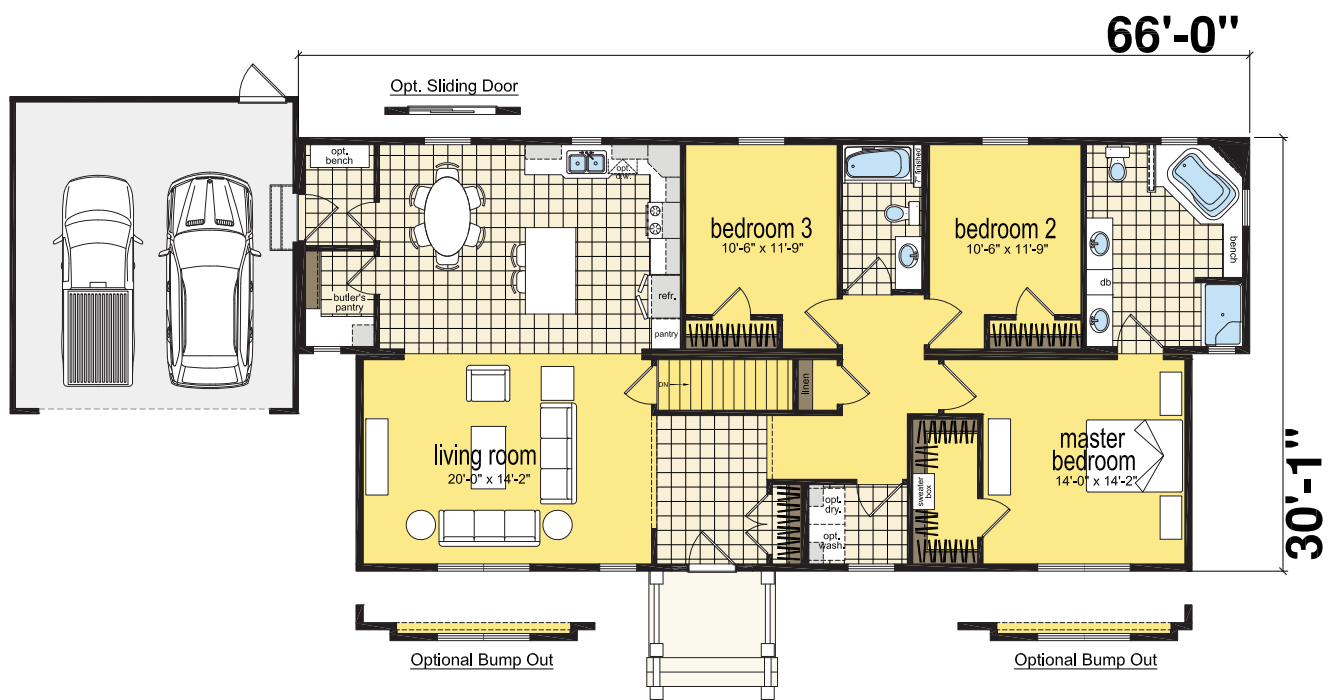


★

JAMESTOWN

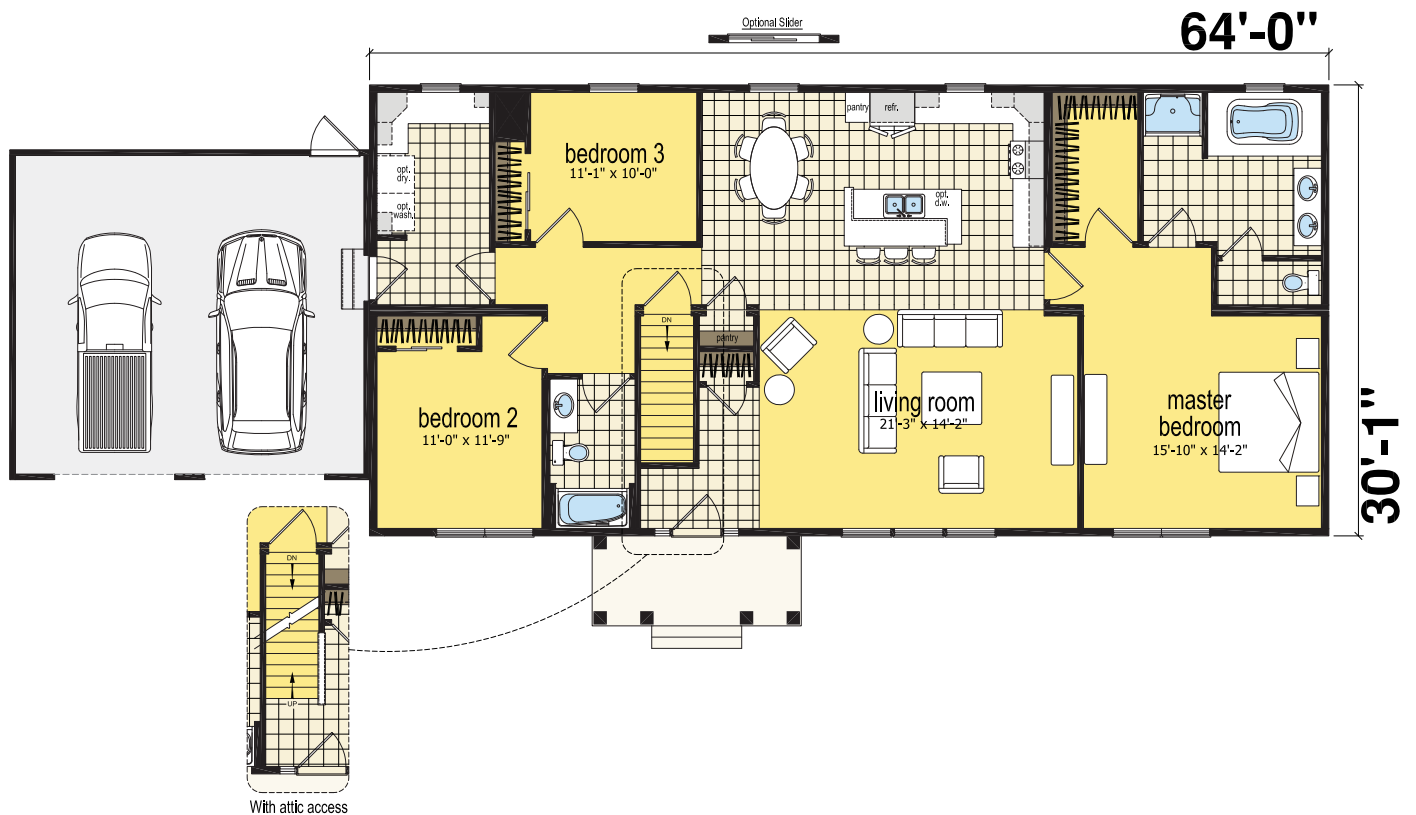
RANCH

3 bed-2 bath | 1884 sq. ft.





★
MARIETTA
 RANCH
 3 bed-2 bath | 1925 sq. ft.

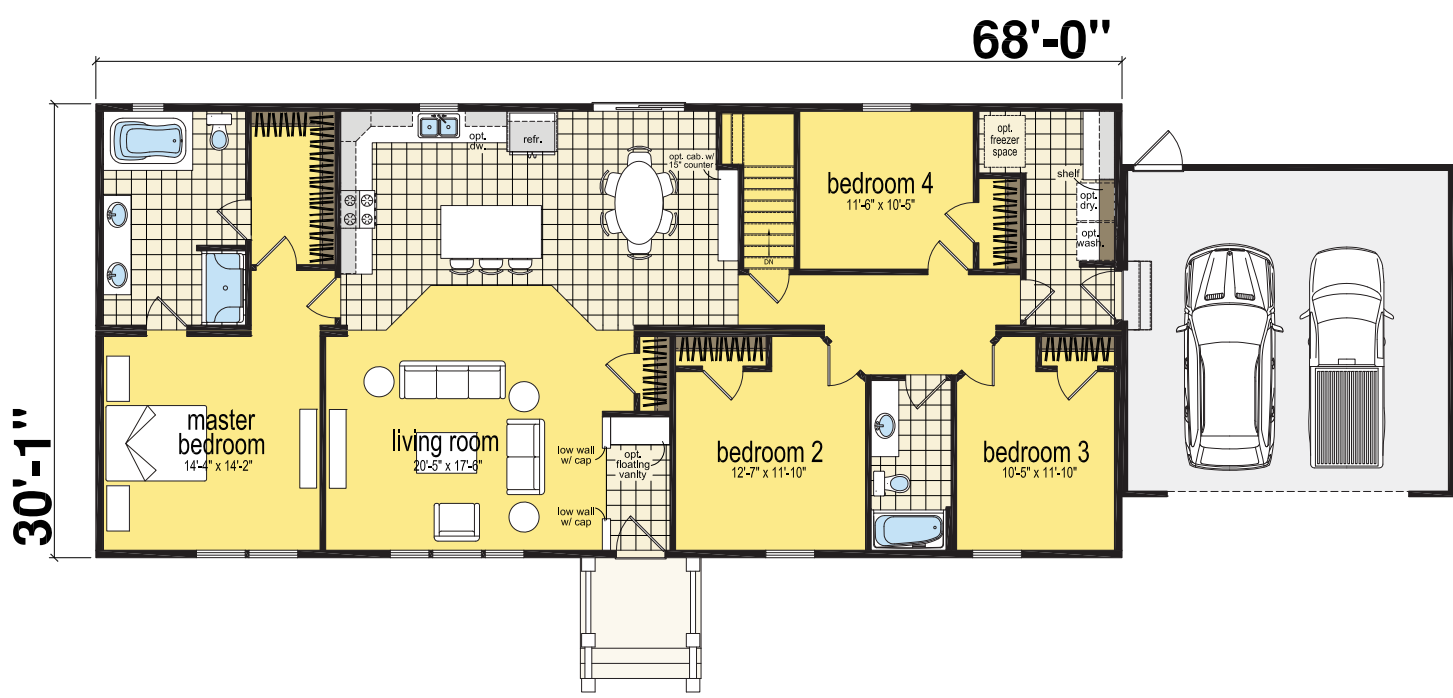




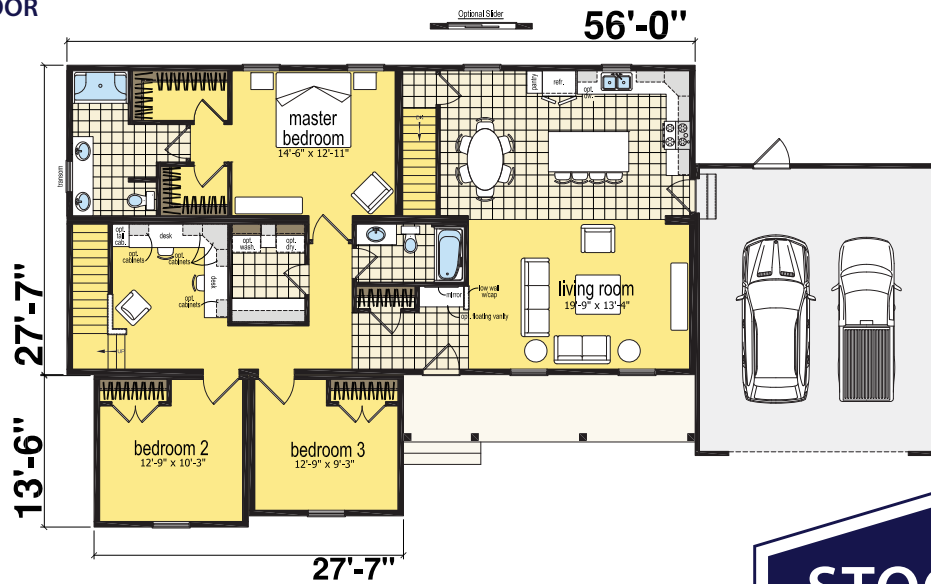
★
HUDSONVILLE
RANCH
4 bed-2 bath | 2046 sq. ft.



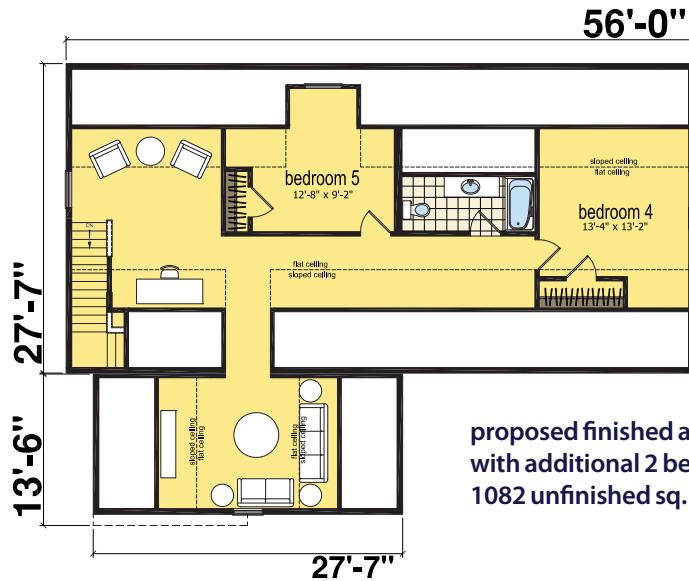
OPT 2



FIRST FLOOR



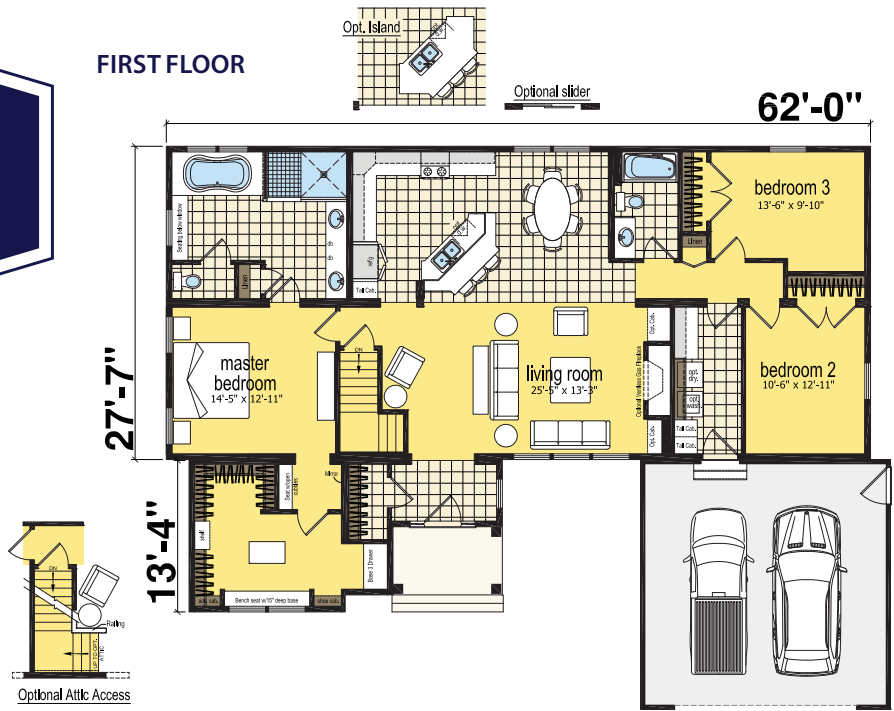
SECOND FLOOR



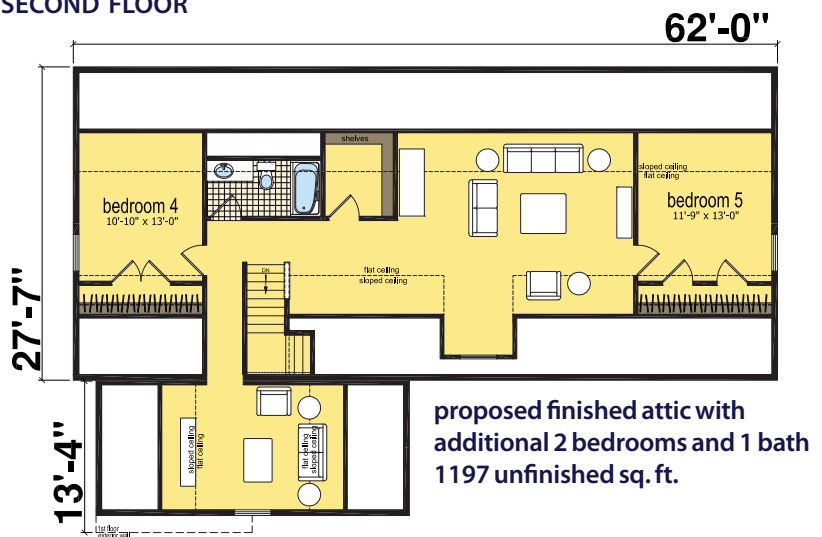
proposed finished attic
with additional 2 bedrooms and 1 bath
1082 unfinished sq. ft.

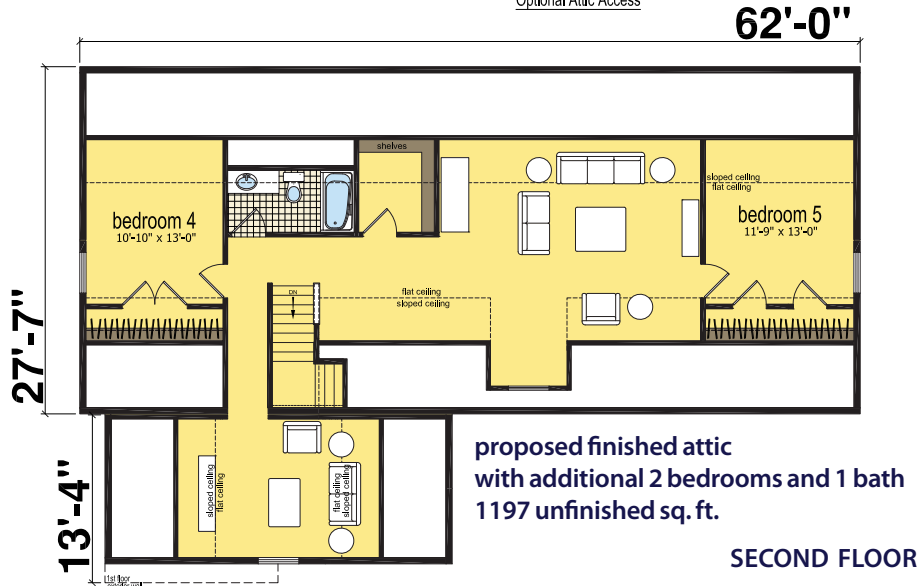
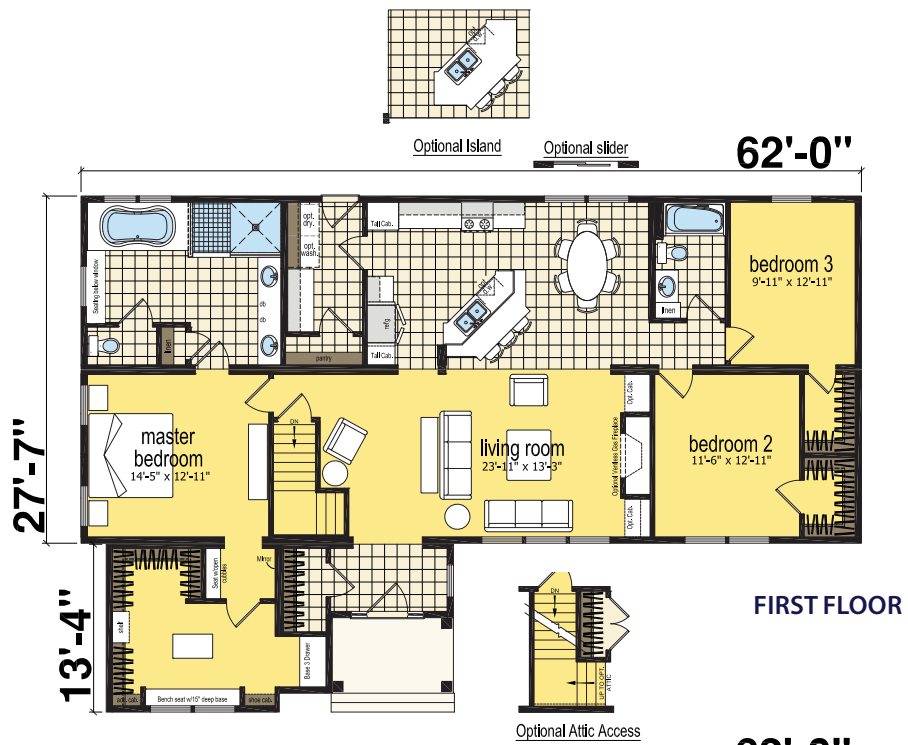
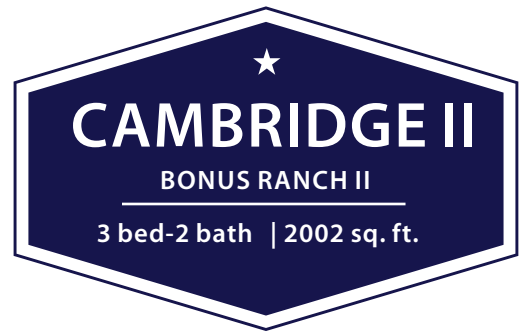


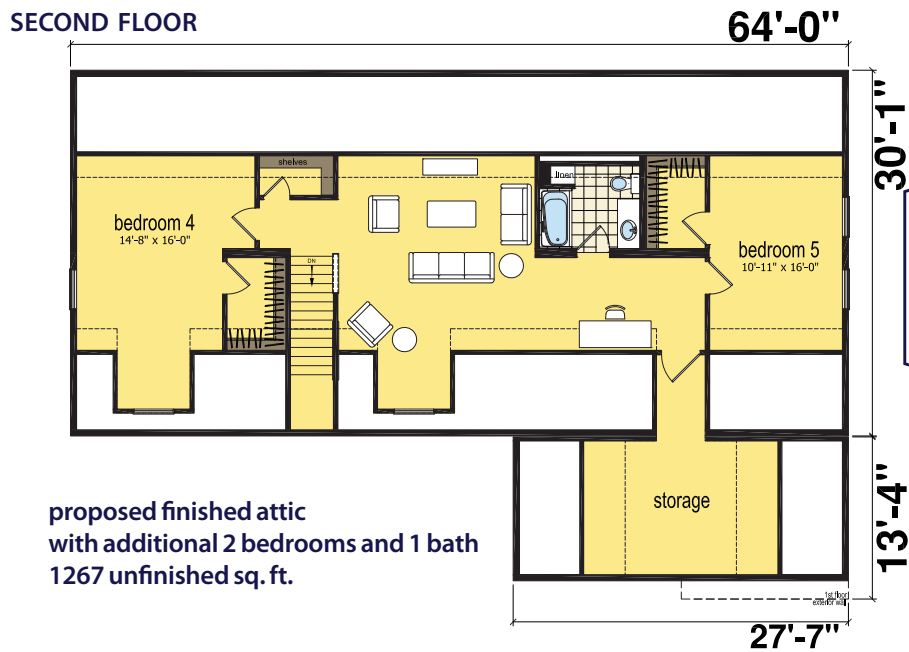
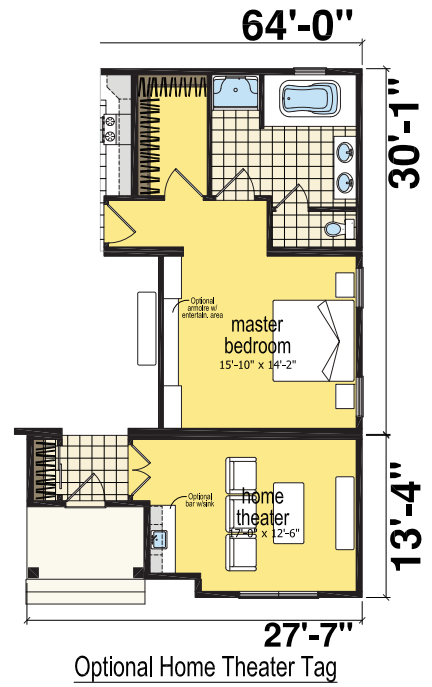
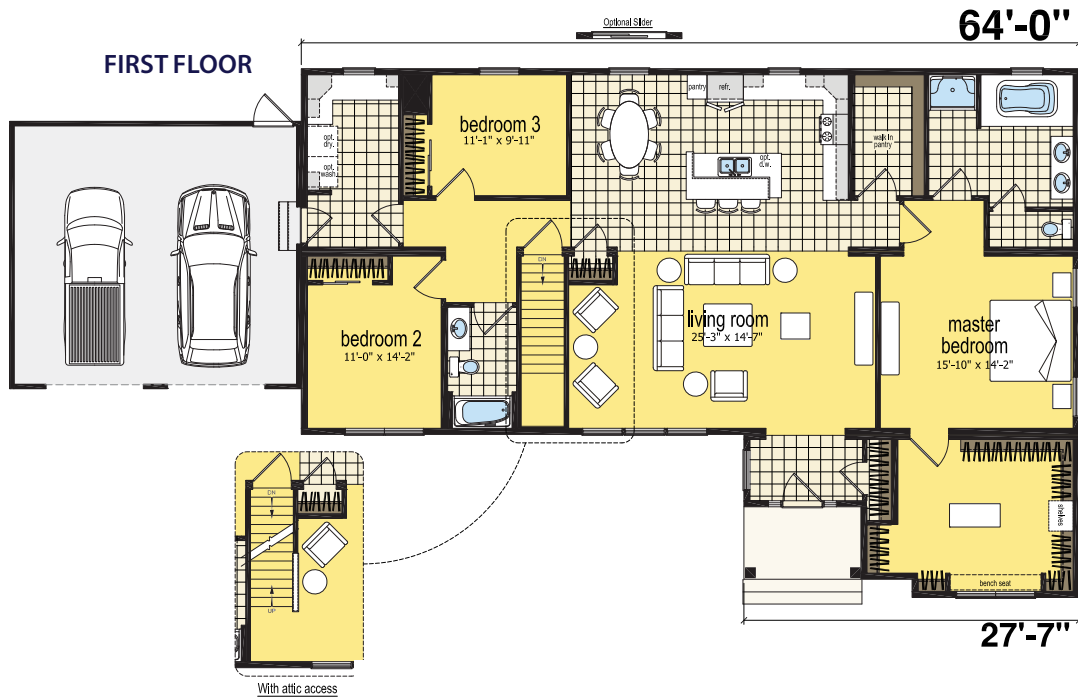
★
CAMBRIDGE I
BONUS RANCH I
3 bed-2 bath | 2002 sq. ft.

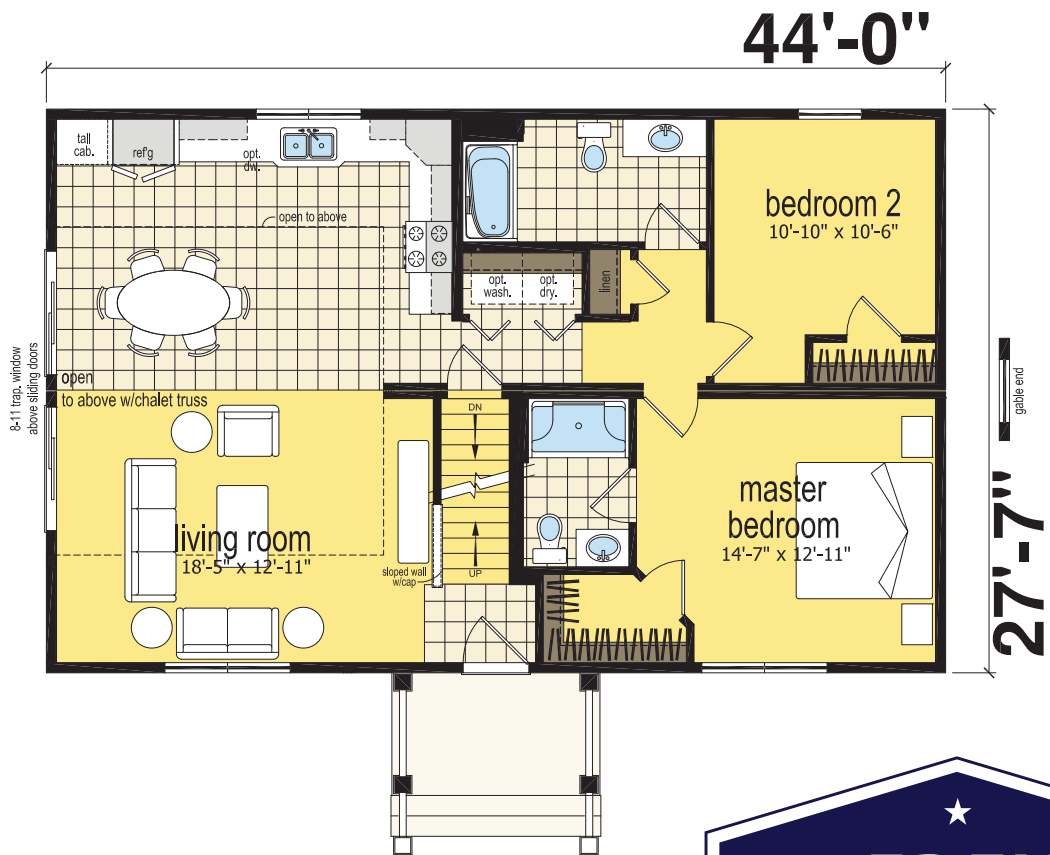


SECOND FLOOR



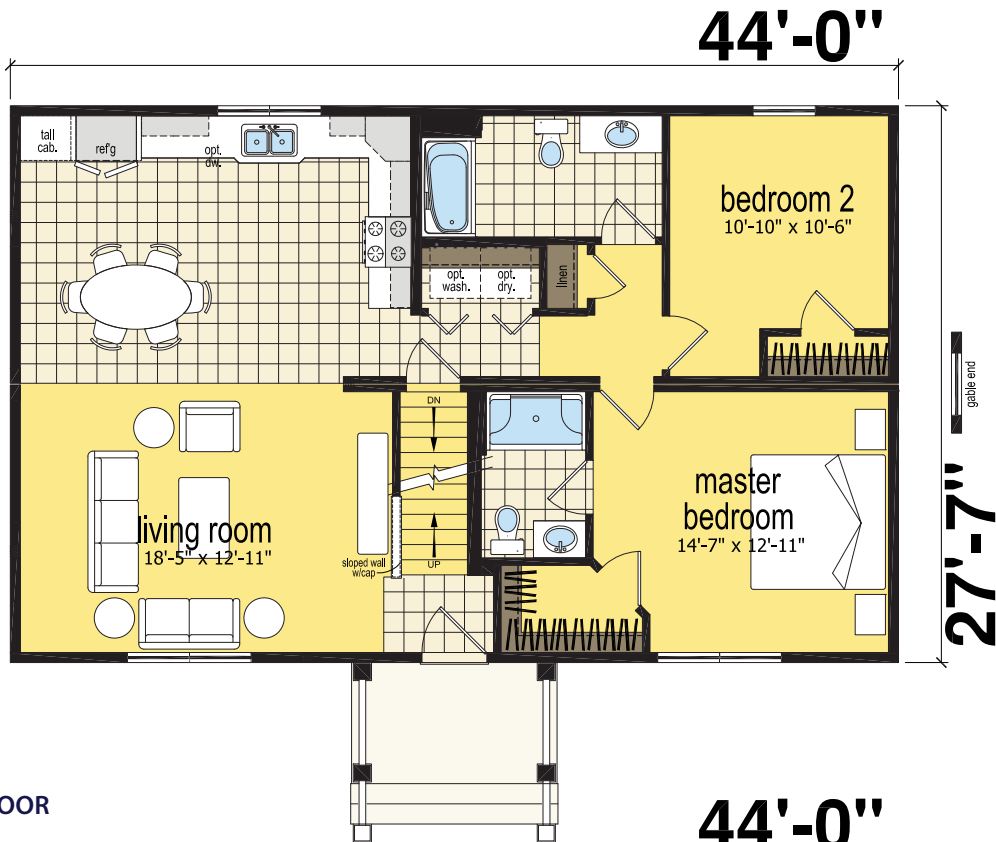




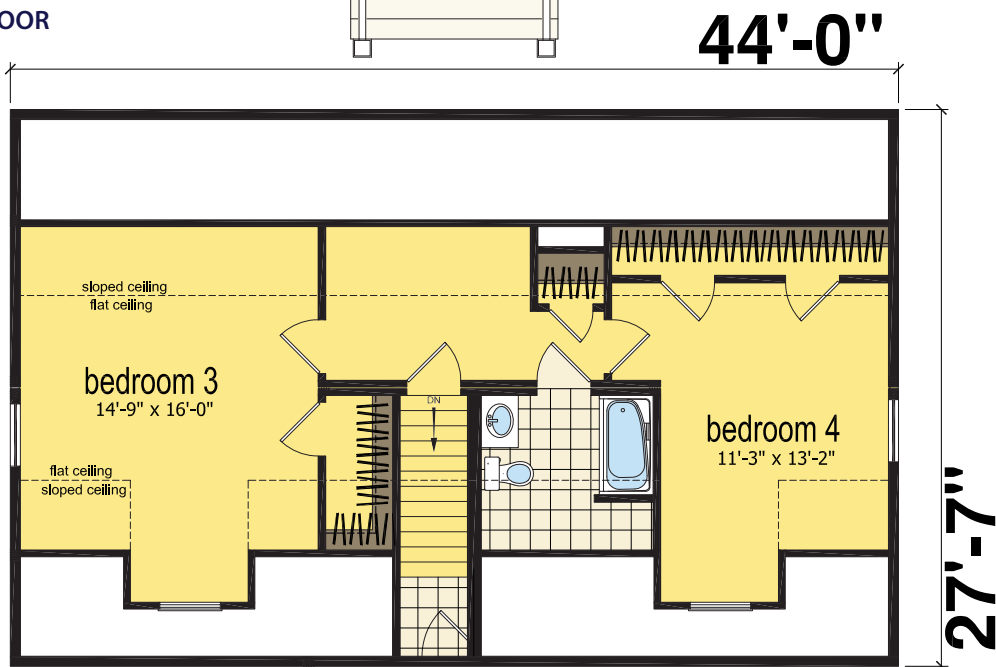




FIRST FLOOR



SECOND FLOOR



proposed finished attic with additional 2 bedrooms and 1 bath
701 unfinished sq. ft.



OPT 1



OPT 2



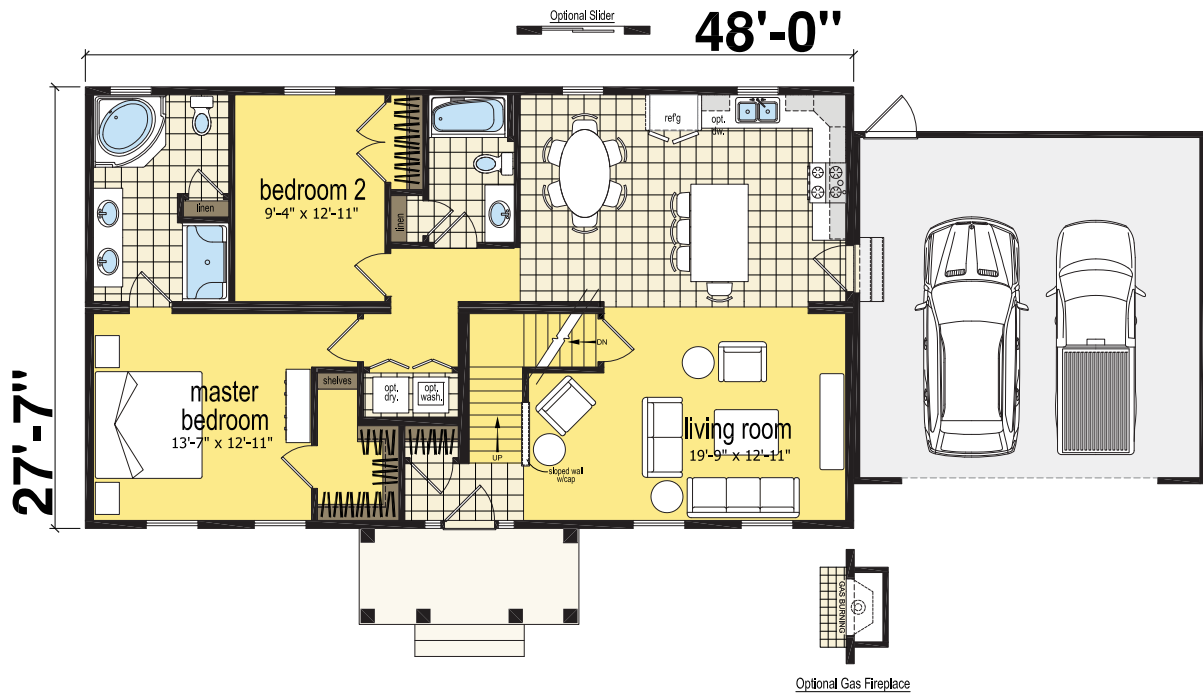
OPT 3



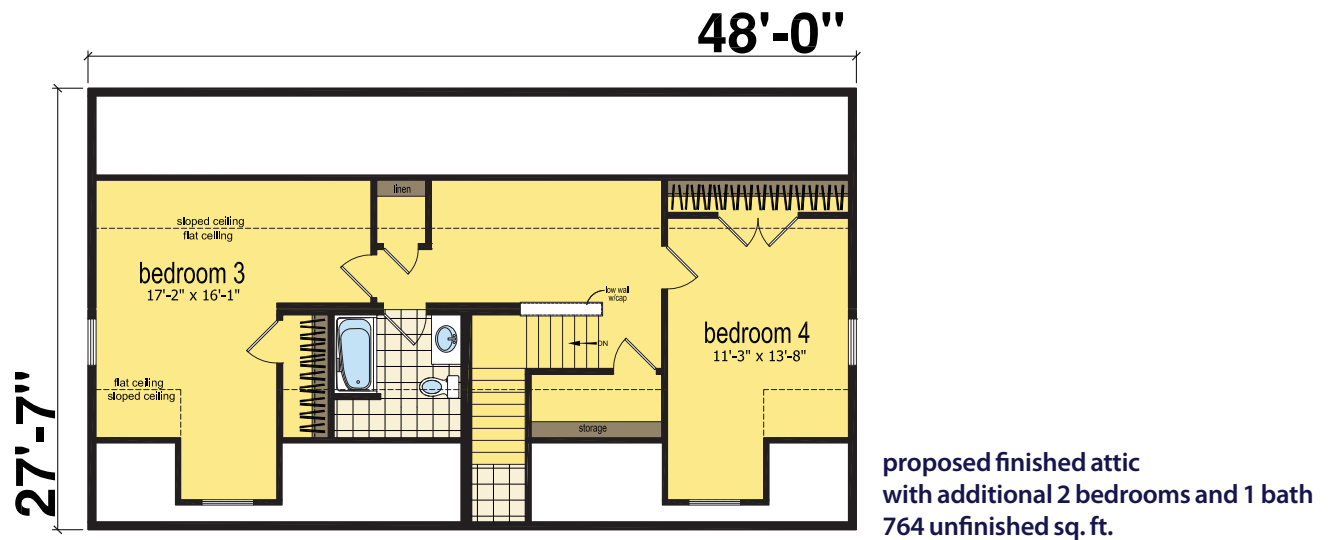
OPT 4



FIRST FLOOR

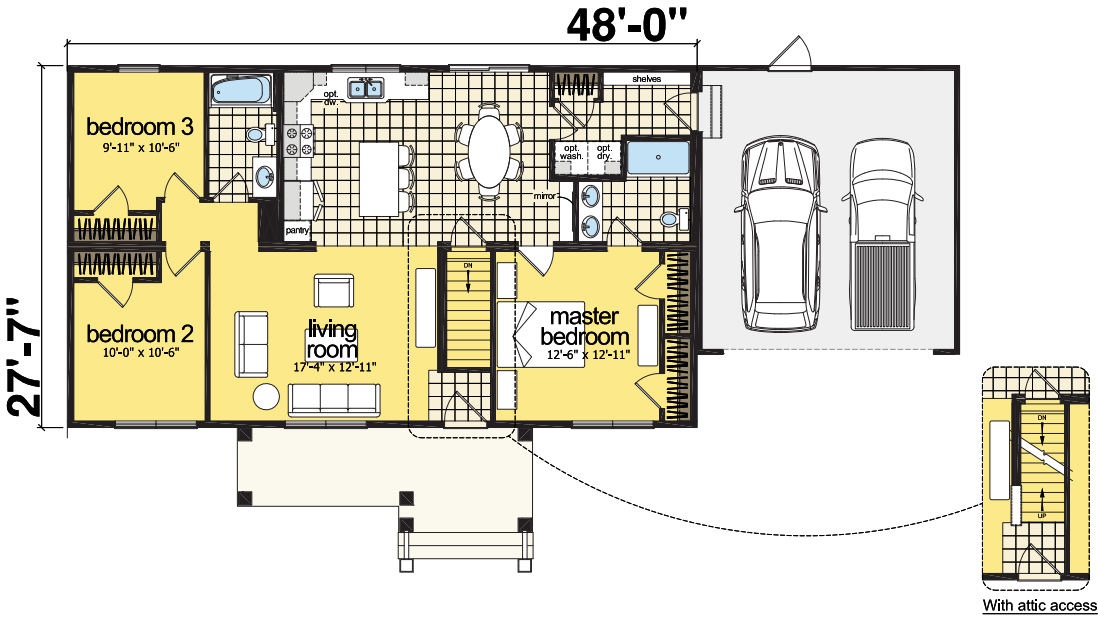


SECOND FLOOR

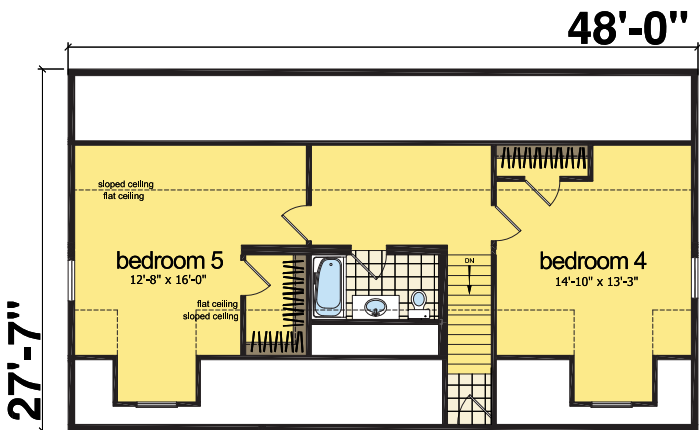




FIRST FLOOR



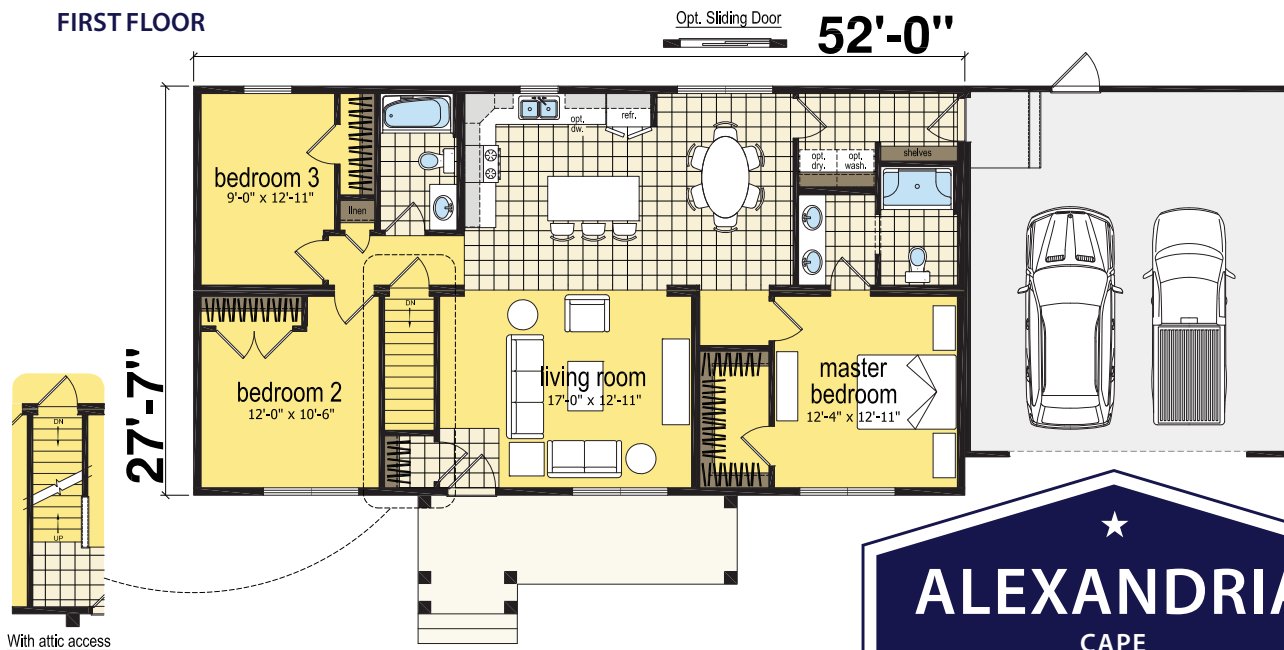
SECOND FLOOR



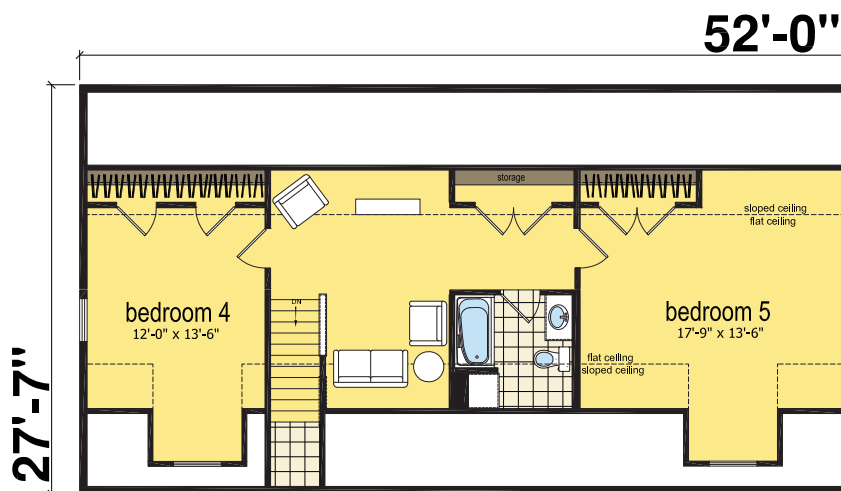
proposed finished attic
with additional 2 bedrooms and 1 bath
779 unfinished sq. ft.



FIRST FLOOR



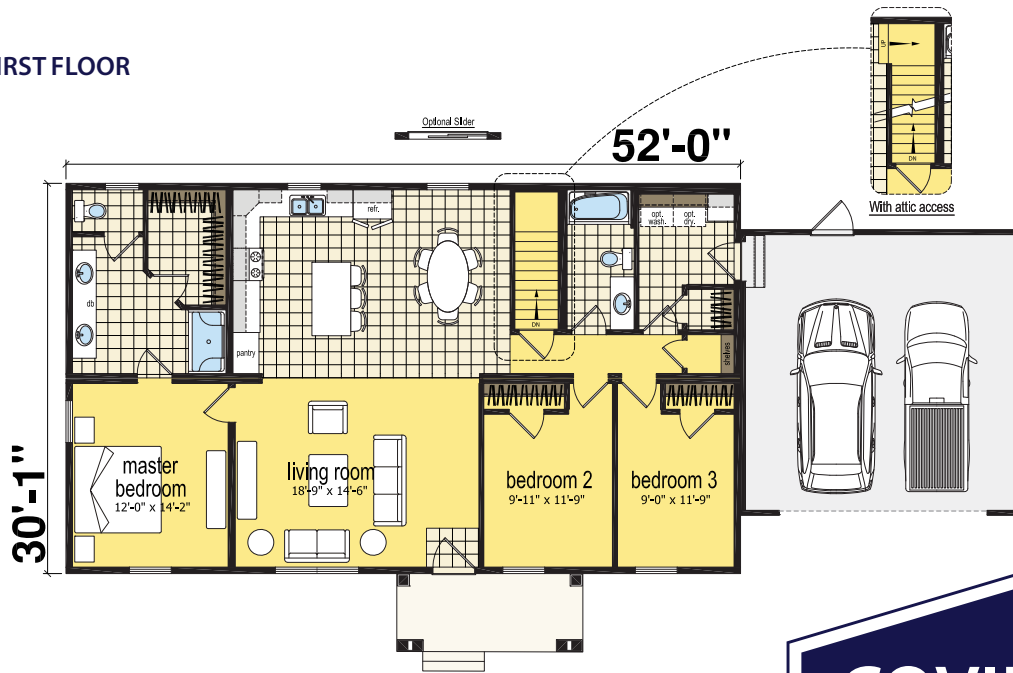
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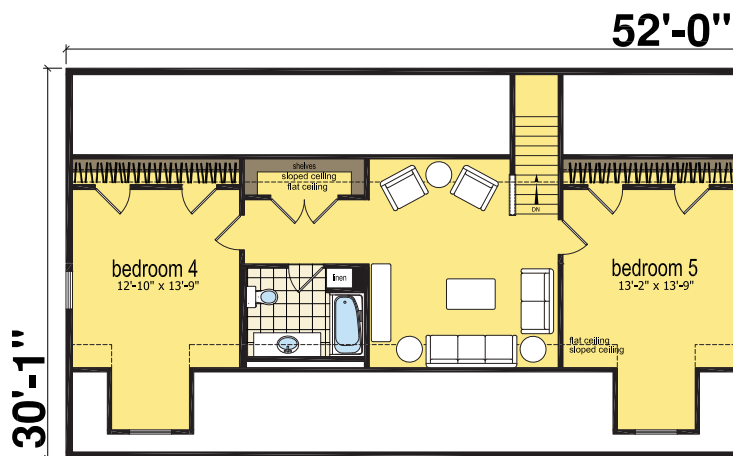
proposed finished attic
with additional 2 bedrooms and 1 bath
844 unfinished sq. ft.



FIRST FLOOR



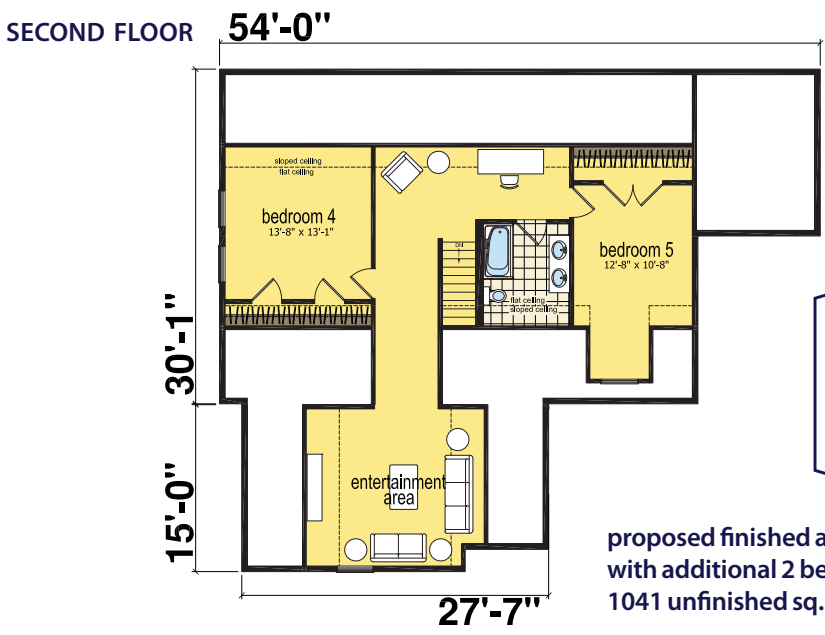
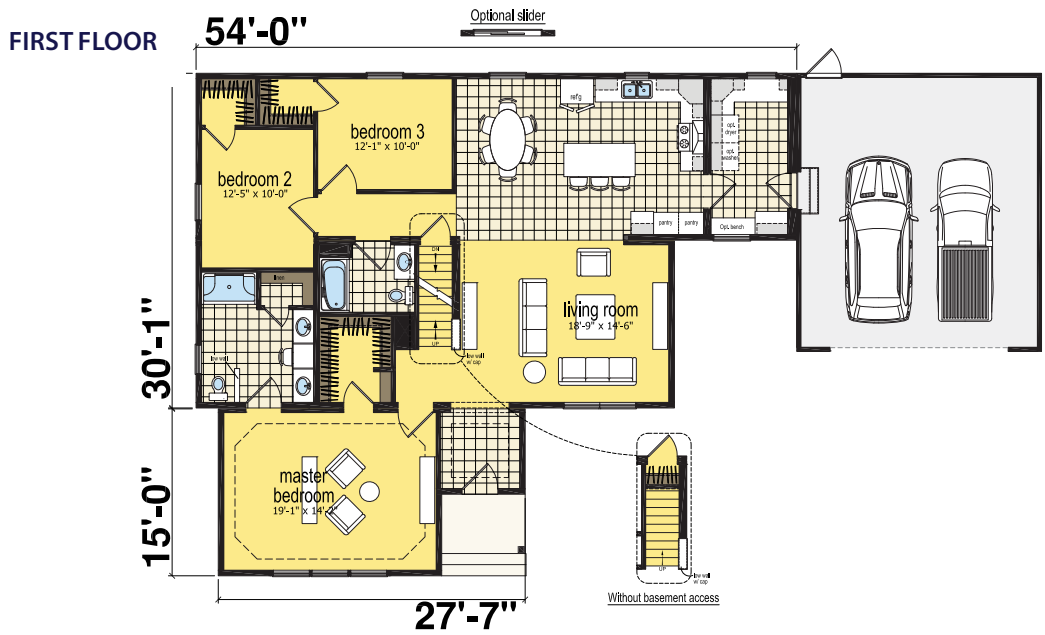
SECOND FLOOR



3 bed-2 bath | 1564 sq. ft.

proposed finished attic
with additional 2 bedrooms and 1 bath
875 unfinished sq. ft.



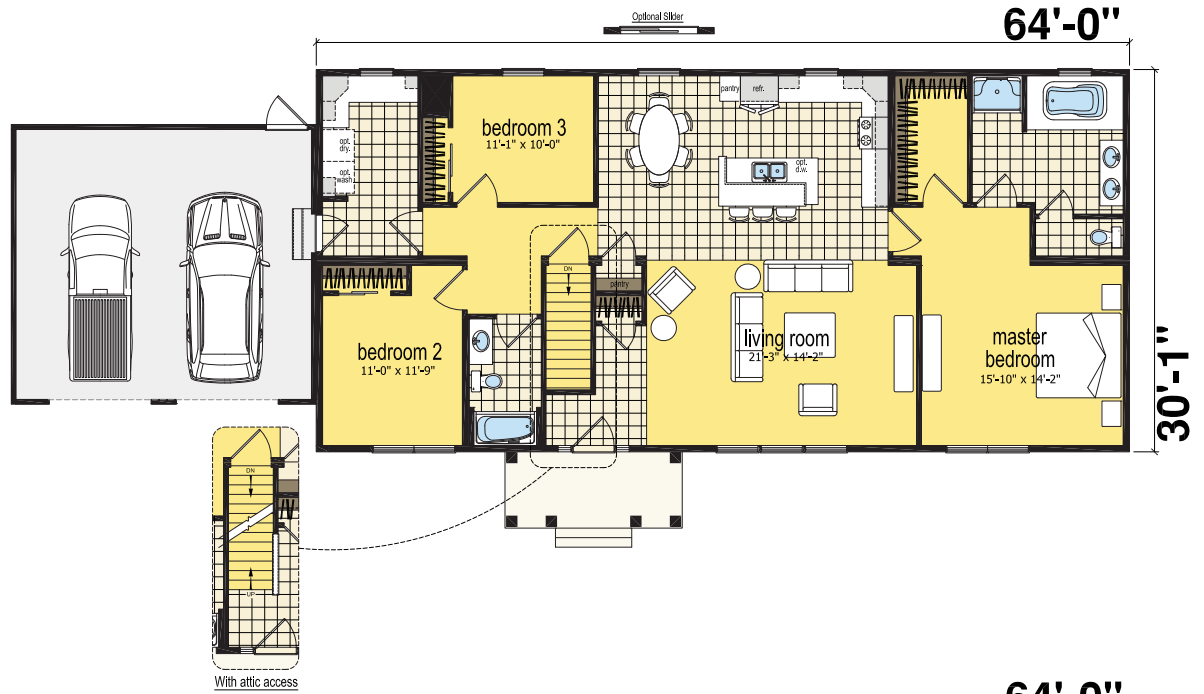


3 bed-2 bath | 1820 sq. ft.

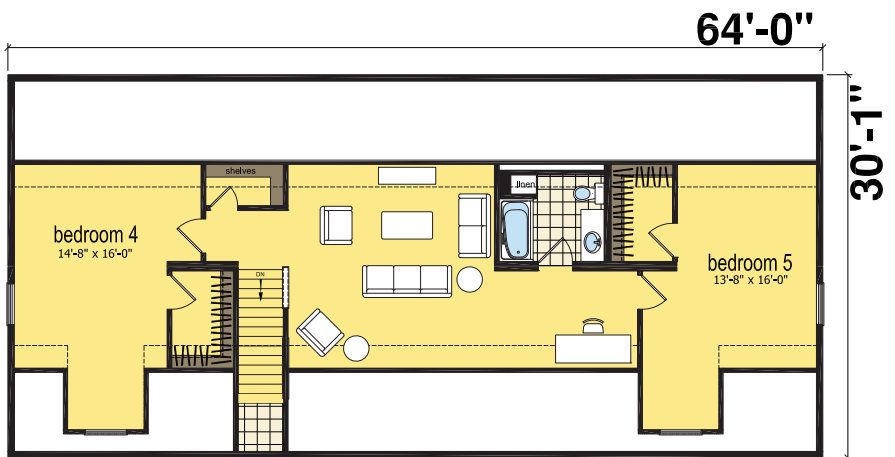
proposed finished attic
with additional 2 bedrooms and 1 bath
1041 unfinished sq. ft.



FIRST FLOOR



SECOND FLOOR



proposed finished attic
with additional 2 bedrooms and 1 bath
1267 unfinished sq. ft.





ROOM TO GROW

Capes and Bonus Ranches with unfinished attics allow you to expand your living space to include additional bedrooms, bathrooms and bonus rooms. For most of these models, we have provided some potential second floor layouts to get you started, but ultimately, this is your space to design.



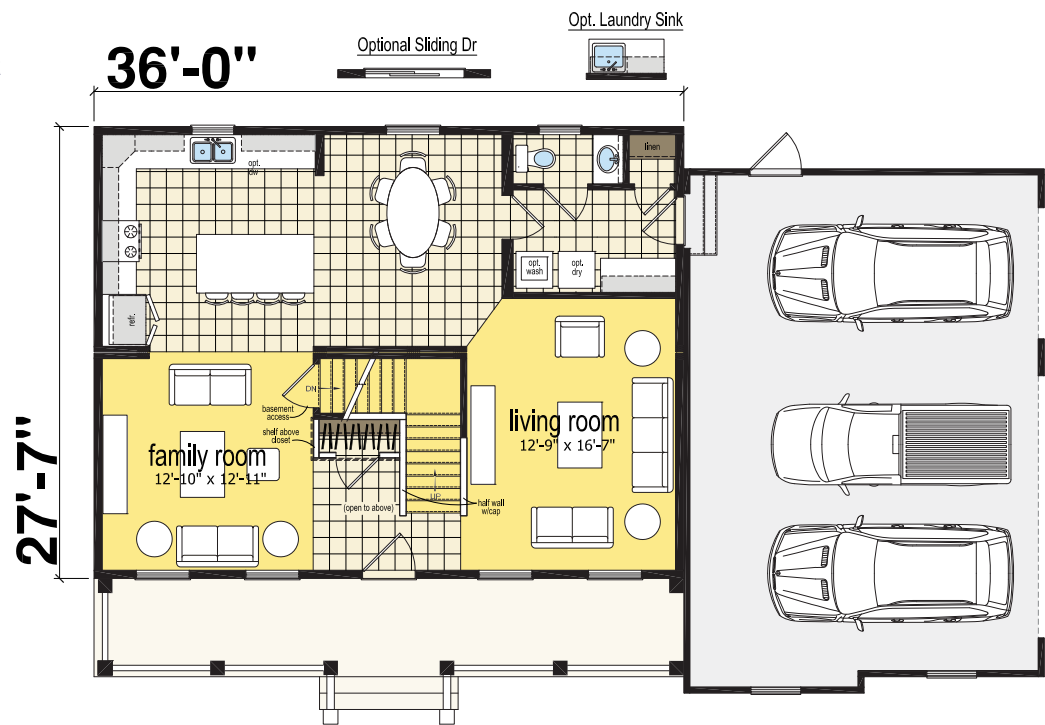
ITEMS TO CONSIDER IN YOUR PLANNING

Adding a bath upstairs? It would be beneficial to lock down its location before your home is built. Determining this up front will allow the All American team to evaluate how plumbing can be routed to the proposed second floor bath.

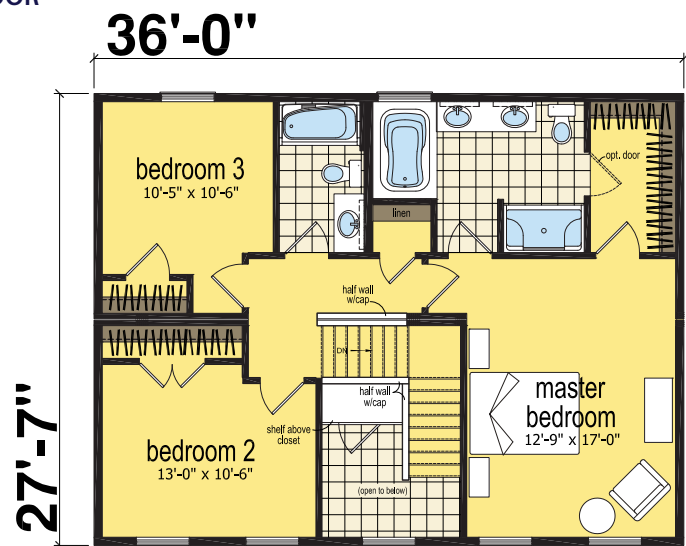
Egress windows: Building codes require all bedrooms to have an egress window. When adding a bedroom to your attic plan, the gable end of the attic is an ideal placement location. However, if you prefer the bedroom to be located in the center of the space, you'll need an additional gable or shed style dormer to accommodate an egress window.

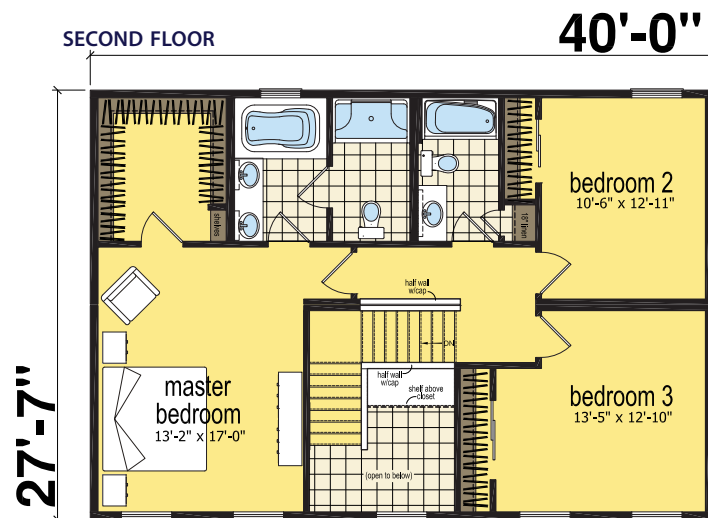
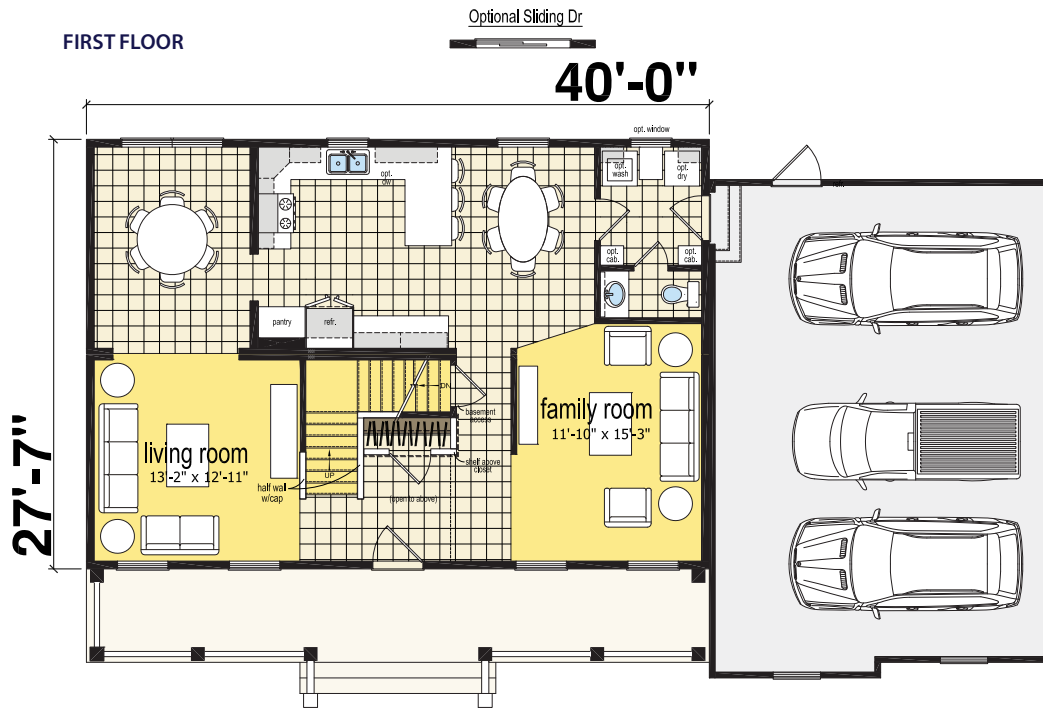
Heating and cooling: If you're planning to finish your attic as living space, you may want to size your HVAC equipment for the future square footage, or research other alternative units that could be added in the future.

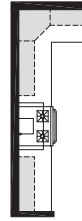
FIRST FLOOR



SECOND FLOOR





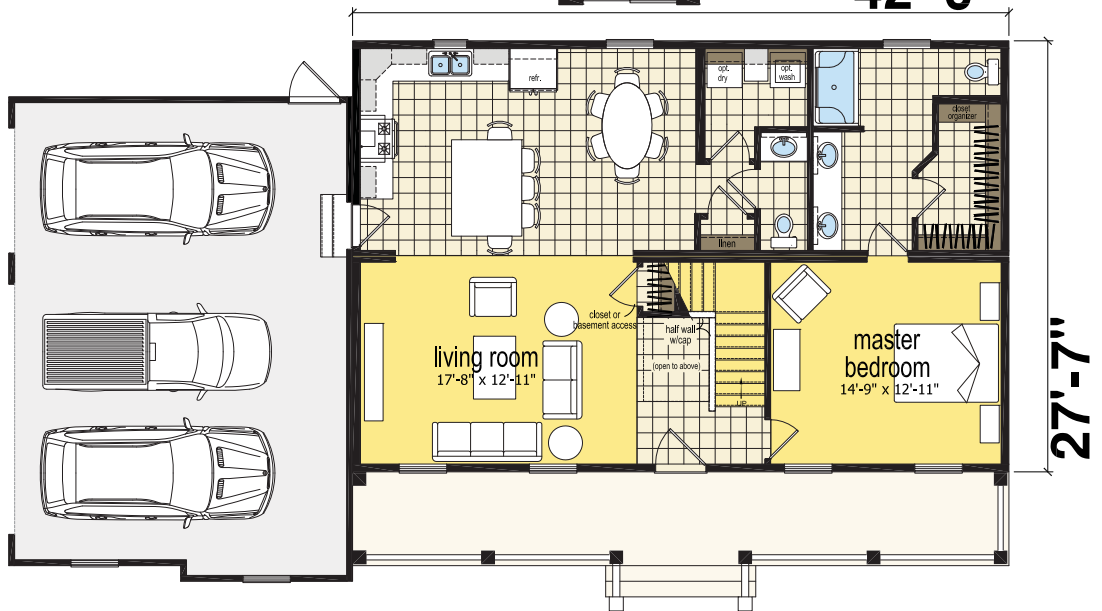


FIRST FLOOR

Opt. Kitchen w/out
Side Entrance

Opt. Sliding Door

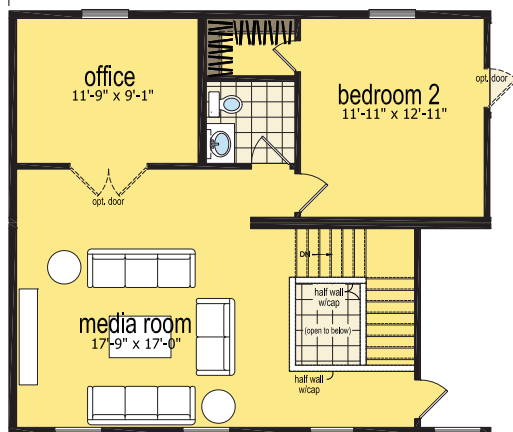
42'-0"



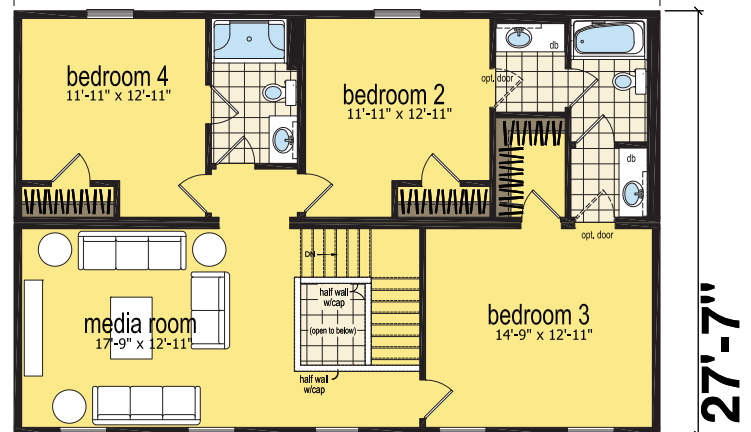
SECOND FLOOR

42'-0"

42'-0"



Option B - 3 Bedrooms, 2.5 bath + Office



Option A - 4 Bedrooms, 3 bath



OPT 1



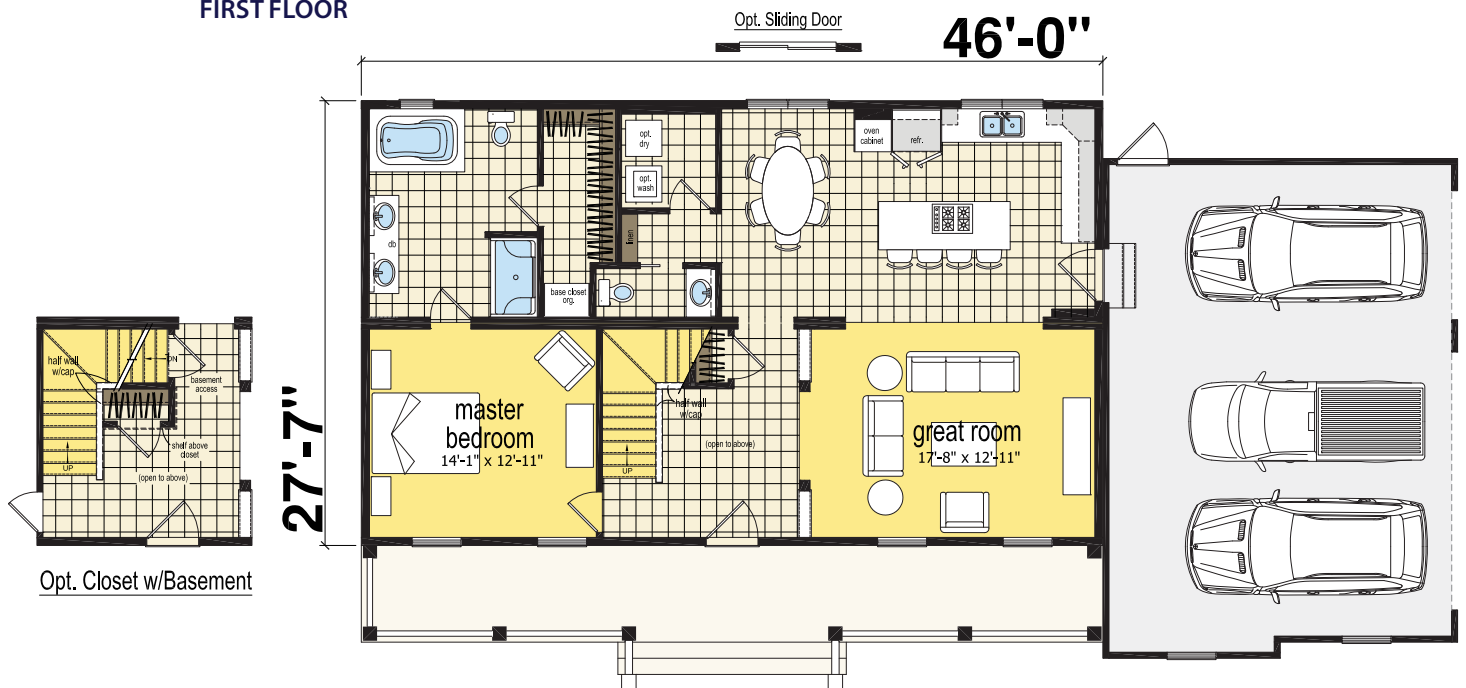
OPT 2



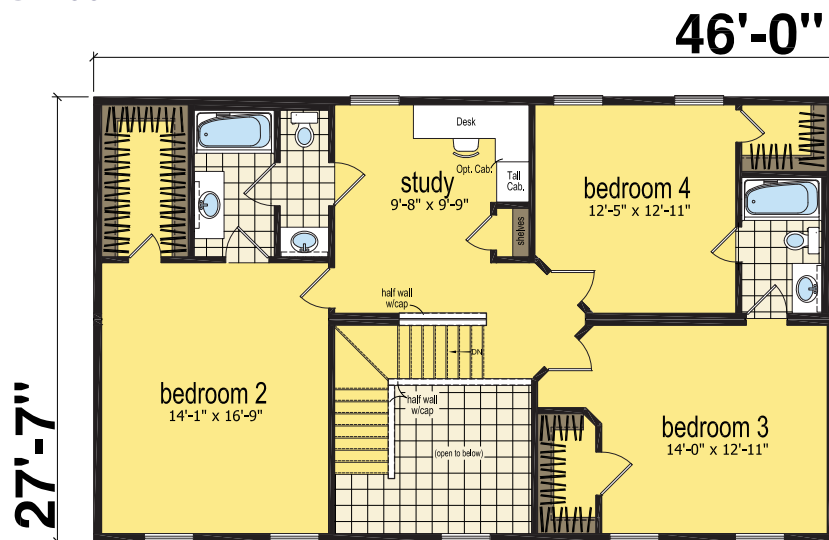
OPT 3



FIRST FLOOR



SECOND FLOOR











CLASSIC SERIES

STANDARD FEATURES

EXTERIOR & MARRIAGE WALLS

- 2x6 SPF #2 Exterior Wall Studs at 24" O.C.
- R-21 Fiberglass Exterior Wall Insulation
- 7/16" OSB Sheathing on All Exterior Walls
- 8' Sidewall Height
- Georgia Pacific® Lifetime Warranted 4/4 Vinyl Siding with Matching Corners

ROOF

- 7/12 Roof Pitch at 24" O.C. for All Ranch and 2-Story Models
- 12/12 Roof Pitch at 24" O.C. for All Cape Models
- R-38 Blown-in Roof Insulation
- 30-Year Architectural Shingles with No. 15 Underlayment Paper
- Ice and Water Shield at Eaves and Valleys
- 7/16" OSB Roof Sheathing with "H" Clips

EXTERIOR DOORS & WINDOWS

- Thermatru® 6-Panel 3/0 Fiberglass Front and Rear Door with Rot Resistant Jamb and Brushed Nickel Knob
- Silverline by Andersen® All Vinyl Low-E Double Hung Windows with GBG and Full Screens

INTERIOR DOORS & MOLDINGS

- 2-Panel White Smooth Finish Interior Doors with Brushed Nickel Knob Hardware and (3) Door Hinges
- Painted White Pine Trim Package

INTERIOR WALLS & CEILINGS

- 2x4 Interior Wall Studs at 24" O.C.
- 8' Flat Ceilings Throughout with Smooth Finished Drywall
- Smooth Finished ½" Drywall - Glued and Screwed on All Walls

FLOORS

- 2x10 Floor Joists @ 16" O.C. with Dimensional Lumber Marriage Wall Rails and Solid Bridging
- ¾" Tongue & Groove OSB Floor Decking - Glued and Nailed
- Shaw® "Simply Stated" Carpet with 3/8" 5lb. Pad and Tack Strip in Living Areas, Bedrooms, Stairs and Hallways
- Vinyl Flooring at All Kitchen, Bath s, Utility and Foyer Areas

ELECTRICAL SYSTEM

- 200 Amp 40 Space Service Panel
- Brushed Nickel Ceiling Light Package
- Recessed Light at Kitchen Sink
- USB Charging Port at Kitchen
- Brushed Nickel Exterior Light at Each Door
- Dryer Receptacle and Recessed Vent

HEATING SYSTEM

- Boots / Registers Stubbed for Future Forced Air

PLUMBING SYSTEM

- PEX Supply Lines Stubbed Through Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Through Floor
- Individual Shut-Off Valves Throughout
- Clothes Washer Plumbing

KITCHEN

- Merillat® Classic Portrait Square Kona Finish Cabinetry
- Soft Close Drawers and Doors
- Dovetail Drawer Boxes
- Drawer over Door Base Cabinet Design
- WilsonArt® Crescent Edge Countertops with Full Subway Tile Backsplash
- Range Hood Vented to Exterior (where applicable)
- Kohler® Coralais Chrome Single-Lever Faucet with Sprayer
- 8" Deep Double Bowl Stainless Steel Sink

BATHS

- Merillat® Classic Portrait Square Kona Finish Vanity Base
- WilsonArt® Crescent-Edge Countertops with 6" Tile Backsplash
- Kohler® Coralais 2-Handle Chrome Lavatory Faucets
- Elongated Commode

WARRANTIES

- *Ten (10) Year Major Structural Defect Protection (valid only if homeowner is registered within 60 days of retail delivery)*
- *Two (2) Year Warranty on Portions of Heating and Electrical Systems*
- *One (1) Year Limited Product Warranty*
- *Individual Product Warranties Provided by Product Manufacturers Direct to Retail Consumer*

All American is pleased to offer quality products from well-known brands such as:

THE BOLD LOOK
OF
KOHLER

Silver Line
by Andersen
WINDOWS • DOORS

Merillat
We are America's Cabinetrymaker.

Whirlpool
CORPORATION

**This specification list is only a guideline for what is included; please refer to your actual quote and floor plan(s) for the actual specifications and what is included in your order. These specifications may not meet your customer's State or Local code requirements.*

** All American may, in its sole discretion, change any specifications as to materials or design which are required by the availability of materials, vendor pricing, or any other reason; provided such changes in specifications do not affect the structural integrity of the home.*



LIFESTYLE SERIES

STANDARD FEATURES

EXTERIOR & MARRIAGE WALLS

- 2x6 SPF #2 Exterior Wall Studs at 24" O.C.
- R-19 Fiberglass Exterior Wall Insulation
- 7/16" OSB Sheathing on All Exterior Walls
- 8' Sidewall Height
- Georgia Pacific® Lifetime Warranted 4/4 Vinyl Siding with Matching Corners

ROOF

- 5/12 Roof Pitch at 24" O.C. for All Ranch and 2-Story Models
- 12/12 Roof Pitch at 24" O.C. for All Cape Models
- Flush Gable Overhangs on All Models
- R-30 Blown-in Roof Insulation
- 30-Year Architectural Shingles with No. 15 Underlayment Paper
- Ice and Water Shield at Eaves and Valleys
- 7/16" OSB Roof Sheathing with "H" Clips

EXTERIOR DOORS & WINDOWS

- Thermatru® 6-Panel 3/0 Fiberglass Front and Rear Door with Wood Jamb and Deluxe Brushed Nickel Knob
- Kinro® All Vinyl Low-E Single Hung Windows with GBG and Screens

INTERIOR DOORS & MOLDINGS

- 6-Panel White Colonial Interior Doors with Brushed Nickel Knob Hardware and (3) Door Hinges
- Painted White MDF Trim Package

INTERIOR WALLS & CEILINGS

- 2x4 Interior Wall Studs at 24" O.C.
- 8' Flat Ceilings Throughout with Smooth Finished Drywall
- Smooth Finished ½" Drywall - Glued and Screwed on All Walls

FLOORS

- 2x10 Floor Joists @ 16" O.C. with Dimensional Lumber Marriage Wall Rails
- 5/8" Tongue & Groove OSB Floor Decking - Glued and Nailed
- Shaw® "Simply Stated" Carpet with 3/8" 5lb. Pad and Tack Strip in Living Areas, Bedrooms, Stairs, and Hallways
- Vinyl Flooring at All Kitchen, Baths, Utility and Foyer Areas

ELECTRICAL SYSTEM

- 200 Amp 40 Space Service Panel
- Brushed Nickel Ceiling Light Package
- Switched Receptacles at All Bedrooms
- Brushed Nickel Exterior Light at Each Door

HEATING SYSTEM

- Boots / Registers Stubbed

PLUMBING SYSTEM

- PEX Supply Lines Stubbed Through Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Through Floor
- Individual Shut-Off Valves Throughout

KITCHEN

- American Oak Cabinets with Raised Panel Oak Doors
- Dovetail Drawer Boxes
- Fixed Shelf in Base Cabinets
- WilsonArt® Crescent-Edge Laminate Countertops with Laminate Backsplash
- Range Hood Vented to Exterior (where applicable)
- Chrome Single-Lever Faucet with Sprayer
- 8" Deep Double Bowl Stainless Steel Sink

BATHS

- American Oak Cabinets with Raised Panel Oak Doors
- WilsonArt® Crescent-Edge Laminate Vanity Tops with Laminate Backsplash
- China Drop in Lavatory Bowls
- Single-Lever Chrome Lavatory Faucets

WARRANTIES

- *Ten (10) Year Major Structural Defect Protection (valid only if homeowner is registered within 60 days of retail delivery)*
- *Two (2) Year Warranty on Portions of Heating and Electrical Systems*
- *One (1) Year Limited Product Warranty*
- *Individual Product Warranties Provided by Product Manufacturers Direct to Retail Consumer*

**This specification list is only a guideline for what is included; please refer to your actual quote and floor plan(s) for the actual specifications and what is included in your order. These specifications may not meet your customer's State or Local code requirements.*

**All American may, in its sole discretion, change any specifications as to materials or design which are required by the availability of materials, vendor pricing, or any other reason; provided such changes in specifications do not affect the structural integrity of the home.*

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