

HIGHLAND PARK ESTATES

STANDARD FEATURES

Foundation

- ✍ Concrete block with poured core & rebar
- ✍ Conditioned crawlspaces with R-13 insulation
- ✍ Reinforced footings
- ✍ Damp proofing of all basement & crawlspace walls
- ✍ Continuous vapor retarder on all crawlspace walls & floors
- ✍ Termite pre-treatment on foundation

Floor Construction

- ✍ Engineered floor joists as per unit requirements
- ✍ 3/4 " tongue & groove O.S.B. sub floors – glued and nailed

Exterior Walls/Finish

- ✍ Brick, vinyl exterior siding
- ✍ Front Elevation Bird's Mouth
- ✍ Designed drainage plane on masonry walls
- ✍ Insulation in full contact with air barrier
- ✍ 6 sided exterior walls & knee wall cavities sealed
- ✍ All holes, gaps & voids sealed in all walls
- ✍ 1/2" insulation board and structure wood
- ✍ 2" x 4" – 16" O.C. wall framing
- ✍ R-21 wall construction
- ✍ 1/2 " walls & ceiling drywall
- ✍ House wrap with capped nails
- ✍ House wrap sealed at all joints & seams
- ✍ Garage Walls have R-19 insulation
- ✍ Aluminum Soffit
- ✍ Railings on porches, per code requirements
- ✍ 6" columns on full front porches
- ✍ Louvered or paneled shutters
- ✍ Friez boards with brick
- ✍ 5" seamless gutters & downspouts with splash pans
- ✍ Continuous ridge & soffit vents
- ✍ Limestone address block

Roof & Ceiling

- ✍ Pre-engineered truss system – 24" O.C.
- ✍ 7/16" structure wood decking
- ✍ Fiberglass shingle roofing
- ✍ Dimensional Shingles
- ✍ R-40 Blown insulation in ceilings
- ✍ 8 foot ceilings

Doors & Windows

- ✍ Hinged fiberglass insulated entry
- ✍ Thumb Lever & Deadbolt on entry door
- ✍ Moisture barrier below all exterior doors
- ✍ Head flashing above all exterior windows & doors
- ✍ 7' Overhead garage door without windows
- ✍ Thermacore insulated Garage Door (R-9.31)
- ✍ 2 remotes with overhead garage door
- ✍ Sliding deck entry door
- ✍ Vinyl insulated glass windows –double hung
- ✍ Grids in top sashes
- ✍ Double Low E glass windows and sliding doors (Andersen/Stanley 3000 Series)
- ✍ Brushed nickel interior door hardware
- ✍ Door knobs (Door Lever's are an upgrade)
- ✍ 6 panel hollow core interior doors, painted with 3 hinges
- ✍ Bi-pass doors in bedroom closets

Interior Finish

- ✍ 1/2" drywall, 2 coats painted walls
- ✍ 1/2" drywall textured ceilings (Skip Trowel)
- ✍ 2 1/4" window and door trim, painted
- ✍ 3 1/4" base trim, painted
- ✍ Window sills
- ✍ Interior paint: Lowe's Signature Series
- ✍ Exterior paint: Lowe's Duramax
- ✍ Vinyl covered wire closet shelving
- ✍ Continuous rigid designed air barrier
- ✍ Finished garage (drywall, trim & paint)

Kitchen

- ✍ GBC kitchen cabinets – several styles
- ✍ Cabinet crown molding
- ✍ Waste basket cabinet in kitchen
- ✍ Pots and Pans drawer in kitchen
- ✍ Laminate countertops with no drip edge
- ✍ G.E. appliances – bisque or white (\$1550 allowance)
- ✍ Range hood vented to outside
- ✍ 30" electric range: self-cleaning (Electric and gas hook up for range)
- ✍ G.E. dishwasher
- ✍ G.E. space maker microwave
- ✍ 1/2 H.P Insinkerator Badger 5 garbage disposal
- ✍ Drop-in stainless steel sink (basket strainer included)
- ✍ Pioneer chrome faucet

Note: All brand name items listed above are subject to substitution by products of equal quality. Countertops, appliances, vinyl, and carpets shall not be subject to substitution after Purchaser has made color & option selections, except with the consent from the Purchaser which shall not be reasonably withheld.

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Baths

- ✍ GBC vanity cabinets
- ✍ One-piece, cultured marble countertop and sink
- ✍ Cultured marble backsplash & end splash
- ✍ Mirror over sink base (Per plan)
- ✍ Bathroom fans vented to outside
- ✍ Chrome bathroom hardware
- ✍ Pedestal sink in half bath (Per plan)
- ✍ 5'x 42" fiberglass tub/shower in master
- ✍ Pioneer chrome faucets

Heating & Air Conditioning

- ✍ Natural gas or electric sized as per unit requirements
- ✍ 93% (+) Sealed Combustion Gas Furnace
- ✍ 14 SEER Add on Heat Pump
- ✍ Designed fresh air ventilation
- ✍ Comfort guarantee - +/- 3 degrees
- ✍ Energy Star programmable thermostat
- ✍ High density media filter

Plumbing

- ✍ DWV PVC plastic waste pipe. All water supply piping to be CPVC plastic pipe
- ✍ 50 gal. High efficient, power vent water heater
- ✍ Double bowl kitchen sink – stainless steel with single lever and spray
- ✍ Fiberglass tub/shower with rod and single lever control
- ✍ White, elongated stools
- ✍ All bath accessories in satin nickel
- ✍ Chrome faucets
- ✍ Jetted tub optional
- ✍ Shower doors optional
- ✍ 2 Hose bibs

Lighting Fixture Schedule

- ✍ Fixture allowance: \$800 for ranch & \$1000 for two story at builder discount prices
- ✍ Sealed high efficient can lights
- ✍ Recessed lighting per plan/where applicable

Electrical

- ✍ Service as required by National Electric Code
- ✍ 200 Amp service
- ✍ One doorbell per floor
- ✍ Structured wiring for phone, TV, and Computer
- ✍ 2 structured wiring outlets in bedrooms & living room
- ✍ 1 structured wiring outlet in kitchen
- ✍ 2 ceiling fan prewires – Living Room and Master Bedroom
- ✍ 2 ceiling fans (\$250 allowance)
- ✍ Weather proof exterior outlets, per code
- ✍ Garage door opener – 2 controls
- ✍ Master BR-Fan, Light, Switch Pre-wire/Install fan, light, switch outlet
- ✍ Bedrooms-Fan, light, switch pre-wire/Install surface mount, switch & outlet
- ✍ Duel carbon monoxide & smoke detectors

Floor Coverings

- ✍ Vinyl flooring by Armstrong & Mannington
- ✍ Carpet by Shaw
- ✍ 7/16" Rebound carpet pad
- ✍ Ceramic tile, laminate or hardwood entryway
- ✍ Carpet in bedrooms, living room, dining room, family room & closets
- ✍ Vinyl in kitchen, nook, laundry room & baths

Lawn & Landscaping

- ✍ Grade, seed and straw lawn
- ✍ \$900 allowance for landscaping

Deck, Patio & Exterior

- ✍ Deck size 10' x 16'
- ✍ Patio size varies by plan
- ✍ Basement patio size is 8'x10'
- ✍ 4' wide concrete front walk
- ✍ 18' wide concrete driveway
- ✍ Individual mailboxes

Optional Fireplace

- ✍ 40" Vented Gas Log Fireplace
- ✍ Glass doors included
- ✍ 2' x 6'8" Hearth size
- ✍ Tile fireplace surround
- ✍ Tile hearth material
- ✍ Wood surround & mantle (paintable)

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SPECIAL FEATURES

Environments for Living Homes

A new *ENVIRONMENTS FOR LIVING* qualified home performs better for the homeowner and the environment thanks to a variety of energy-efficient features.

- ? [What are ENVIRONMENTS FOR LIVING Homes?](#)
EFL qualified new homes are certified to exceed strict energy-efficiency guidelines set forth by EPA by 30% or more.
- ? [Features of ENVIRONMENTS FOR LIVING New Homes](#)
EFL qualified new homes use building science technologies and performance-tested construction practices.
- ? [Benefits of ENVIRONMENTS FOR LIVING New Homes](#)
EFL new homes are high quality, comfortable, long lasting homes with guaranteed low operating costs and are good for the environment.

Indoor Air Quality:

- ? Fresh air intake with motorized damper
- ? High density media filter
- ? High Efficiency Furnace
- ? Conditioned crawl space
- ? Damp proofed crawl spaces and basements
- ? Drainage plane veneer moisture management system
- ? Carbon monoxide detectors

HVAC system:

- ? Sealed combustion 93% efficient natural gas furnace with 14 SEER add on heat pump.
- ? Super duct board, insulated flex pipe, metal branch ducting that is well sealed and performance tested.
- ? High density media filter.
- ? Fresh air intake
- ? Digital, programmable thermostats
- ? Guaranteed comfort and heating and cooling usage

Plumbing:

- ? 90% efficient water heaters
- ? Continuous water loop for immediate hot water delivery
- ? Pioneer nickel finish faucets

Design Coordinator:

The Gentry Group provides design coordinator services for each pre-construction home purchaser. As a purchaser you will be entitled to up to 17 hours of selection time with the design coordinator. (This time includes pricing or checking product availability.) Most home purchasers have no trouble completing the selection process in this amount of time. If more time is required to complete the selection process, the design coordinator is available at a per hour rate.

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OPTIONAL FEATURES:

9 foot ceiling includes:

- ? **Transom windows over the front entry door**
- ? **62 inch windows on first floor**
- ? **8 foot overhead door with windows**
- ? **42 inch wall hung cabinets in kitchen with deco end panels**

Sun Rooms:

- ? **Includes 7 windows, and either a sliding glass door, or a 2/8 entry door**

Electrical:

- ? **Whole house audio systems**
- ? **Surround sound systems**
- ? **Special lighting, under cabinet lights, & accent lighting**

Fireplace:

- ? **Glass doors**
- ? **40 inch firebox**
- ? **Gas line rough in for future gas log**
- ? **Tile Surround**
- ? **Switch wiring for future automatic igniter**

Front porches (available as plans dictate):

- ? **Masonry bases**
- ? **6 inch columns**
- ? **8 inch columns**
- ? **Trapezoid columns**

Screened-in porches:

- ? **Treated wood**
- ? **Siding wrap on porch beams**
- ? **Finished soffit ceiling**
- ? **Pre wire for ceiling fan**