



Garland New Homes

STANDARD FEATURES

FOUNDATION

8' High Solid Concrete Basement Walls
Waterproofing w/ R5 Insulation & 30 Year Warranty
Premium Stone Backfill above Drain Tiles
Full Basement per Design with Two (2) Glass Block Windows
Steel I-Beams and Columns Resting on Solid Concrete Footers
Exterior Drain Tile

FRAMING & EXTERIOR FEATURES

2 x 10 Floor Joists with Bridging
PELLA Pro Line Series Wood Windows with full screens
Insulshield Glass with Low E and Argon Gas
PELLA PRO LINE Wood Slider with Screen per Design
Painted **Fiberglass Entry Door** with 2 Sidelights
WAYNE DALTON Raised Panel Insulated Garage Door
Concrete Driveway, Curved Walkway to Front Door
Certainteed 30 Year Dimensional Shingles in Designer Colors
ICE GUARD all perimeter gutter and valleys
Certainteed Vinyl Siding, Aluminum Gutters and Soffits
9 Foot High First Floor Ceilings
Garage Interior Dry walled with Texture
Partial Brick Front and Side Load Garage

PLUMBING

Soaking Tub with Ceramic Tiled Deck
MOEN EVA COLLECTION Chrome Faucets
White China Sinks and Toilets in all Bathrooms
One Piece Fiberglass Tub/Shower, per Design
Double Bowl Stainless Steel Kitchen Sink 8" deep
Fiberglass Laundry Room Tub per plan
50-Gallon Gas Hot Water Tank
Two (2) Exterior Spigots
Water Line to Refrigerator

ENERGY EFFICIENT FEATURES

Insulshield Glass with Low E and Argon Gas
R-49 Attic Insulation
R-13 Exterior Wall Insulation
Exterior **HOUSE WRAP**
Two Part (soffit & ridgevent) Attic Ventilation System
Premium Caulk and Seal Package on Doors and Windows
Energy Efficient Furnace and Central Air Conditioning

HEATING & COOLING

Name Brand High Efficiency Gas Furnace
Name Brand Central Air Conditioning
10 YEAR WARRANTY on Both Units

FLOORING & LIGHTING

Stain resistant carpet with 6 ounce pad
Hardwood foyers up to 100 square feet
Mannington Vinyl flooring
Standard Light Fixture Package Including Installation

ELECTRICAL

200 AMP Underground Electric Service
All Electrical Copper Wire per National Electric Code
Two (2) Exterior Weatherproofed GFI Receptacles
Two (2) Recessed Lights and door bell
Four (4) Category 5 Telephone
Four (4) RG-6 Cable Outlets
Network Enclosure with Audio and Phone Module
Smoke Detectors with Battery Backup per Code
One Combo Carbon Monoxide/Smoke Detector
Bedrooms and Walk in Closets Wired for Switched Lights
Basement Lights Switched not pull chained
Ground Fault Interrupter Circuit in Kitchen, Bathrooms, Garage (1) and Basement (1), per Design
Exhaust Fan in all Bathrooms
220 line for Dryer and Range or Gas Hookup
WAYNE DALTON Garage Door Opener with 2 Remotes
Two (2) Rooms Braced and Wired for Ceiling Fans

INTERIOR FINISH

6-Paneled Colonist Painted Pre-Hung Doors
ARISTOKRAFT Oak or Maple Cabinetry
Colonial Poplar Baseboards and Casings, per Design
Poplar Stair Railings, per Design
All Woodwork Professionally Stained and Varnished or Painted
Two Coats of Flat Latex Paint all Finished Walls – 2 colors
WILSONART or FORMICA Laminated Countertops
Ventilated Premium Closet Shelving
¼" Underlayment under Vinyl Floors Over Wood
Tempered Glass Shower Door, per Design
¼" Plate Glass Mirrors Behind all Vanities
Brass, Nickel or Pewter SCHLAGE Door Knobs
Matching **Brass, Nickel or Pewter** hinges and hardware
Towel Bars and Toilet Paper Holders

APPLIANCES AND ACCESSORIES

NAME BRAND Range
NAME BRAND above Range Microwave
NAME BRAND Dishwasher
Garbage Disposal

FIREPLACE

Fireplace with Glass Doors
Custom Wood Mantle
Gas Line for Logs or Starter
Choice of Brick or Ceramic Facing

WARRANTIES AND SERVICE

1 Year Limited Warranty
5 Year Limited Warranty on Heating and Cooling Systems
30 Year Waterproofing Warranty
60 Day Follow Up Service
One Year Check-Up Service

BUILDING A QUALITY AND AFFORDABLE HOME FOR YOU AND YOUR FAMILY!
(ALL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL FEATURES AVAILABLE ON ALL HOME STYLES)