



Garland New Homes

STANDARD FEATURES

FOUNDATION

8' High Solid Concrete Basement Walls
Waterproofing with 30 Year Warranty
Premium Stone Backfill over 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 Lifestyle Wood Windows with full screens
Insulshield Glass with Low E and Argon Gas
PELLA Wood Slider with Screen per Design
Painted **Fiberglass Entry Door** with 2 Sidelights
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
Premium Vinyl Siding, Aluminum Gutters and Soffits
9 Foot High First Floor Ceilings
Garage Interior textured Drywall
Side load garage and 400 square feet partial brick front

PLUMBING

Soaking Tub with Ceramic Tiled Deck
MOEN 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

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

FLOORING & LIGHTING

Stain resistant carpet with pad
Luxury Vinyl Plank flooring
Decorator Lighting 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
Five (5) Category 6 Data
One (1) RG6 Coax Cable
Media Connection Center
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 per code
Ground Fault Interrupter Circuits per code Kitchen, baths, garage and exterior
Exhaust Fan in all Bathrooms
220 line for Dryer and Range or Gas Hookup
Garage Door Opener with 2 Remotes and keypad
Two (2) Rooms Braced and Wired for Ceiling Fans

INTERIOR FINISH

6-Paneled Or 2-Panel Arch Style Painted Pre-Hung Doors
ARISTOKRAFT Cabinetry – 8 colors
Colonial Primed Baseboards and Casings, per Design
Poplar Stair Railings, per Design
All Woodwork Professionally Painted
Two Coats of Flat Latex Paint all Finished Walls – 2 colors
Laminated Countertops
Ventilated Premium Closet Shelving
Tempered Glass Master Shower Door, per Design
¼" Plate Glass Mirrors Behind all Vanities
Choice of color SCHLAGE Door Knobs
Matching **Color** 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

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

WARRANTIES AND SERVICE

1 Year Limited Warranty
10 Year Limited Warranty on Heating and Cooling Systems
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)