



# 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

### 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 Frost Free 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 6 ounce pad  
Hardwood foyers up to 100 square feet  
Mannington Vinyl flooring  
Decorator 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  
**Three (3) Category 6 Data**  
**Three (3) RG6 Coax Cable**  
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 Circuits per code Kitchen, baths, garage and exterior  
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 Or 2-Panel Arch Style Painted Pre-Hung Doors  
**ARISTOKRAFT Oak, Birch or Maple** 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  
**WILSONART or FORMICA** Laminated Countertops  
Ventilated Premium Closet Shelving  
¼" Underlayment under Vinyl Floors Over Wood  
Tempered Glass Master Shower Door, per Design  
¼" Plate Glass Mirrors Behind all Vanities  
**Brass, Nickel or Chrome SCHLAGE** Door Knobs  
Matching **Brass, Nickel or Chrome** 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 Ceramic** Facing

### WARRANTIES AND SERVICE

1 Year Limited Warranty  
10 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)*