

## New Heights Renovations, LLC

### What you get...

	New Heights Renovation	Competition
Designer finishes	Each renovation is custom designed from the floor plan, the tile choices, granite, paint colors, light fixtures, exterior elevation remake, and landscaping choices making a New Heights Renovation a truly custom home.	Most flippers use the same light fixtures, tile, hardware, granite, etc. making their homes have almost the same look.
Kitchen	Cabinets include Solid wood doors and frames, 5/8"-thick plywood boxes, adjustable soft-close metal door hinges, full-extension drawer with soft-close metal glides, and more. Large walk-in pantries	Most include MDF doors, 3/8" thick plywood or particle wood boxes, less adjustable draw glides, 24" - 30" wide pantry.
Kitchen Appliance Package	High end appliances such as induction or pro grade gas cook tops, combination microwave/convection oven, and high end dishwasher	Most use builder's grade appliances which include gas range
Floor plan	Living spaces are repurposed or redesigned by moving/removing walls with support beams hidden in the attic where reasonable.	Many don't alter the original floorplan other than the kitchen island. Walls are not completely removed and if they are the beams are generally left visible.
Master suite	Master suite updated with en suite bath which generally include both a soaking tub and separate shower, exhaust fan, double sink, make up vanity, high end fixtures, remote controlled LED dimmable ceiling fan, and a California style master closet.	Many do not include both bathtub and shower, may include updated closet but not California style.
Ceiling fans	Remote controlled Hunter ceiling fans in bedrooms and living area.	Usually off brand builder's grade w/o remote controls.
Lighting Package	High end Designer light fixtures for most areas. Every house uses different light fixtures keeping with the New Heights Renovation "custom home" concept.	Most homes include lower end – big box store fixtures. Every project tends to use the same fixtures giving every home a similar look.
Attic Insulation	Some attics are floored for storage. Others have blown in attic insulation to R39.	Many flips do not blow in new insulation or only bring the attic to an R30 level.
Landscaping	Front yard beds are landscaped with higher end plants that are substantial and will not need to be replaced.	Most include very sparse non-permanent type plants that will probably need replace to complete.