

FEATURES

Features Included in Shadow Creek Ranch, 70' Section

Quality Assurance

- Two year Workmanship Limited Warranty, Ten year Structural Limited Warranty.
- Professionally engineered post-tension foundations inspected at three stages of the foundation process.
- Engineered structural framing inspected and certified on every home.
- Third party quality inspections performed by Burgess Construction Consultants on each home prior to sheetrock and at final stage of construction.
- Third party Home Energy Raters conduct onsite testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details on every home.
- Inspections performed by an experienced construction staff at various stages of the construction process.
- All homes are engineered and inspected to meet the wind speed requirements of the International Residential Code.

Green Building and Energy Efficiency

- Designated RESNET Energy Smart Builder with up to 30% or more improvement in energy efficiency over the HERS® reference home. For more information, please visit www.resnet.us.*
- TechShield® radiant barrier sheathing reduces radiant heat from radiating into the attic (not on detached garages).
- High-efficiency 16.0 SEER Carrier air conditioning system with environmentally-sound Puron® Refrigerant.
- ENERGY STAR® labeled GE dishwasher is more energy efficient than non-ENERGY STAR® models.
- Programmable thermostat.
- High-efficiency insulated low-E glass vinyl windows to reduce ultraviolet transmission.
- Energy saving compact fluorescent light bulbs (CFLs) installed throughout the home.
- Commodes use 1.28 gallons per flush for water conservation.
- Fresh Air Intake System for improved indoor air quality.
- Smoke and carbon monoxide detectors.
- ENERGY STAR® rated reversible ceiling fan with variable speeds in family room.
- Energy-efficient Rheem water heater with eco-friendly burner that reduces nitrogen oxide emissions.
- Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort.
- Greenguard certified R-13 batt insulation in walls and R-30 blown insulation in all flat ceilings.
- Dow sheathing with a 3.0 R-Value.
- CPVC plumbing system installed for water quality and energy efficiency.
- HardieBacker Cement Board with Moldblock Technology installed in all showers.

Exterior

- 100% brick on first floor.
- Fiber cement siding and soffit with a 25-year limited transferable manufacturer's warranty (varies per plan).
- Brick front porch with decorative coach lights.
- Lifetime limited warranty architectural shingles – nailed, not stapled.
- Insulated and pinch resistant Wayne Dalton garage doors.
- Beautifully designed front yard landscape package with fully sodded front and back yard.
- Stained mahogany front door with leaded glass inserts.

Exterior (continued)

- Kwikset door hardware with Venetian Bronze or Satin Nickel finish.
- Cedar three-rail fence and gate.
- Two-tone paint on exterior of two-story homes.

Interior

- Frieze or Saxony carpet.
- Pre-wired for alarm system.
- Blocked and pre-wired for ceiling fans in game room, master bedroom, and secondary bedrooms (varies per plan).
- Second story subflooring, 3/4" tongue and groove, glued and screw shank nailed for smoother floors.
- Raised two-panel interior doors.
- Fireplace with cast stone mantel and surround.
- Powder room has Delta faucet, pedestal sink, and oval mirror with beveled edges (varies per plan).
- Medicine cabinet in secondary baths.
- Utility room with clothes rod and shelf.
- Ceramic tile flooring in extended entry, powder room, utility room, and secondary baths (varies per plan).
- Wrought iron balusters.
- Modern rocker light switches.**

Kitchen

- Granite countertops with ceramic tile backsplash.
- Distinctive 42-inch cabinets with decorative corners, full extension drawer slides, and raised panel doors.
- GE gas slide-in range with stainless steel finish.
- GE built-in microwave with stainless steel finish.
- GE ENERGY STAR® labeled dishwasher with stainless steel finish.
- Ceramic tile flooring in kitchen/morning area.
- Undermount stainless steel sink with Delta faucet.
- Recessed can lighting.

Master Bath

- Granite countertops with undermount porcelain sinks.
- Built-in garden tub with ceramic tile surround.
- Separate glass enclosed shower with ceramic tile surround and floor.
- Ceramic tile flooring in master bath and commode room.
- Delta faucets.
- Delta Roman tub faucet on garden tub.
- Medicine cabinet in master bath.

Design Center

- Four (4) hours of complimentary design service to complete your selections.



**Available on homes started after April 1, 2014.

Builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality.

*Energy use and costs for all Perry Homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, utility rates, climate and operation of the home. Please contact Perry Homes for more details.

PERRY HOMES

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