Builder X

**Emerald Homes** 



Design Features

SIGNATURE HOMES

As with any major purchase, buying a new home is a time for comparisons. Take a moment to review all that is standard in an Emerald home. You'll readily discover that you can indeed "Expect more with an Emerald home."

Standard Features

Builder Y

• Traditional designs featuring American made brick.	STANDARD	-	
• <b>Decorator handle sets</b> with double keyed deadbolts on the home's exterior doors for extra security.			
• Alarm system on exterior doors and accessible windows for additional security.			
Brick paved entry porches.			· · · · · · · · · · · · · · · · · · ·
<ul> <li>Custom-finished cabinetry throughout kitchens and baths, with decorative hardware.</li> </ul>			
• Oversized 42" wall cabinets in kitchens for added storage space.			•
• Separate vanities with safety GFI wall plugs conveniently located at each vanity.			
• Elegant garden tub and separate glass enclosed shower.			
• Full-sized marble fireplace with gas log lighter and custom mantle.			
Oak hardwood or designer ceramic tile foyers.		•	
• Designer wallcovering in all baths, kitchens, and most morning rooms.		•	
• Walk-in pantries (most plans) with custom-built spice racks.			•
Custom decorative crown moldings and wainscoting.			
• Traditional open stairways featuring stained oak and painted woodwork.			•
• Distinctive pedestal sink and decorative mirror in most powder rooms.			
• Divided light windows with white frames throughout your home, for a traditional flair.			
Energy Features	Emerald Homes	Builder X	Builder Y
• Homes built to meet or exceed HL&P's "Good Cents" standards.	STANDARD		
<ul> <li>Every home built to qualify as a Schuller Performance Home<sup>™</sup> and engineered to keep energy costs low including foam insulated sheathing on exterior walls.</li> </ul>			
• High-efficiency 12.0 SEER rated air-conditioning.		1,14,19	
• Tinted and insulated double paned windows for year round comfort and cost savings.			
• Electronically controlled digital set-back thermostat timers.		M	
• Natural gas for cost-effective home heating: hot water, fireplace log lighter and dryer hook-up. (An electrical dryer connection is also standard in your home).			
• Quality <i>brass ceiling fans</i> installed in the master bedroom, informal living area and game room.			
• Additional attic ventilation for increased cooling efficiency.		E-SA A A A A A A A A A A A A A A A A A A	***
<ul> <li>Additional attic ventilation for <i>increased cooling efficiency</i>.</li> <li>Double sealed to help eliminate air leakage into and from your home.</li> </ul>			

Construction Features	Emerald Homes	Builder X	Builder Y
• 10-year Homebuyer's Protection Warranty, available only from select builders who meet qualification requirements. Warranty is transferable upon sale of your residence.	STANDARD		No.
• Street and curb cut-outs at the driveway approach to help eliminate concrete chipping and cracking.			
<ul> <li>Upgraded Hardiplank® cementitious siding, soffit and fascia system with a 50 year transferable warranty.</li> </ul>		M-Paris and a second se	
• Pre-wired for phone, cable TV, security and garage door opener.			
• In-slab plumbing to help protect from freeze damage.			
• Truss header framing supports above 16' overhead garage door to help prevent sagging.		-	
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• Upgrade appliance package, including a built in oven, potscrubber dishwasher, touch pad microwave and energy efficient cooktop.		<u> </u>	
• Exterior walls secured with anchor bolts to the slab.		***************************************	
• Engineered post tension slab designs.			
• Upgraded subflooring on second floors for extra support and sound dampening.			

## The Personalized Touch

Every Emerald home comes with the opportunity to select from a long list of special upgrades and options, allowing you to further customize your home to your individual tastes and desires.

In a continuing effort to bring our customers the best possible housing, Emerald Homes reserves the right to change features without additional notice. Good Cents homes are only available in communities served by HL&P.







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