

FEATURES

Features Included in Lakeshore 70'

Quality Construction

- Limited Builder Warranty: Two year Workmanship Warranty, Ten year Structural Warranty.
- Hardiplank exterior siding with a 50-year transferable manufacturer's warranty.
- Hardiplank trim and soffit for durability.
- Professionally engineered post-tension foundations.
- Exterior base plates anchored to foundation.
- Second story subflooring, 3/4" tongue and groove, glued and screw shank nailed for smoother floors.

Exterior

- Brick front porch.
- 30-year warranty architectural shingles - nailed, not stapled.
- Front yard landscaping.
- Pre-wired for garage door opener.
- Beautiful mahogany front door with leaded glass inserts.
- Concrete patio (varies per plan).
- Partial rain gutters. [Upgraded](#)
- Cedar fence in back yard.
- Breezeway connection on homes with detached garages.
- Two-tone paint on exterior of two-story homes.
- 100% brick on first floor.

Safety and Energy

- Homes built to ENERGY STAR® and GHBA Green Building Initiative specifications.
- Smoke and carbon monoxide detectors.
- TechShield® radiant barrier roof decking to reduce heat transfer into the attic (not on detached garages).
- Pre-wired for alarm system.
- R-13 batt insulation in walls and R-30 blown insulation in all flat ceilings.
- Dow sheathing with 3.0 R-Value.
- Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates.
- Commodes use 1.6 or less gallons for water conservation.
- Thermostatically-controlled power attic ventilator.
- Gas furnace and water heater (varies per community). [2 water heaters](#)
- Reversible ceiling fans with variable speeds in family room and master bedroom. [Upgraded](#)
- Blocked and pre-wired for ceiling fans in secondary bedrooms. [Added](#)
- All exterior doors weather-stripped on-site.
- Programmable thermostat. [Upgraded](#)
- High-efficiency 14.0 SEER Goodman air conditioners. [Upgraded to 16 SEER in 2020/2021 w/ transferrable 10 year warranty](#)
- Heating and air conditioning unit located in attic for low noise level and space efficiency.
- High-efficiency insulated low-E glass windows to cut ultraviolet radiation.

Interior Design

- Standard structured wiring package (CAT 5 / RG6).
- Phone and cable provided in all secondary bedrooms.
- Extended ceramic tile entry (varies per plan).
- Raised six-panel interior doors.
- Wood burning fireplace with ceramic tile surround and gas starter (varies per plan).
- Powder room has Delta faucet, pedestal sink, and octagonal mirror with beveled edges (varies per plan).
- Medicine cabinet in secondary baths.
- Separate utility room with clothes rod and shelf (varies per plan).
- Ceramic tile flooring in powder room, utility room and secondary baths.
- 9-foot ceilings on first floor of two-story plans (varies per plan).

Kitchen

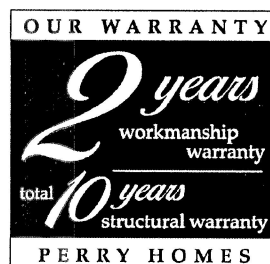
- Job-built 42-inch cabinets with recessed doors.
- GE four burner gas cooktop with 30" self cleaning oven. *
- GE built-in microwave. [Upgraded](#)
- GE dishwasher.
- Ceramic tile in kitchen/morning area.
- Undermount stainless steel sink with Delta faucet.
- Recessed can lighting.
- Granite countertops with ceramic tile backsplash.

Master Bath

- Garden tub with cultured marble surround (some plans may have a five-foot corner tub).
- Separate glass enclosed shower (varies per plan).
- Ceramic tile flooring in master bath and commode room.
- Delta faucets.
- Delta Roman tub faucet on garden tub.
- Cultured marble vanity top with two oval sinks.
- Medicine cabinet in master bath. (2)

Design Center

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



*Available on homes started after May 1, 2007.

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

Houston Area

September 28, 2007



PERRY HOMES

(CL-2)(147/400)(70)