

# FEATURES

## Features Included in Spring Trails, 55' Section

### Quality Construction

- Limited Builder Warranty: Two year Workmanship Warranty, Ten year Structural Warranty.
- Complank exterior siding with a 25-year limited transferable manufacturer's warranty (varies per plan).
- James Hardie 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.
- Quality inspections performed by a third party or experienced construction staff at various stages of the construction process.

### Exterior

- Brick front porch.
- 30-year warranty architectural shingles - nailed, not stapled.
- Insulated and pinch resistant Wayne Dalton garage doors.
- Front yard grass and landscaping.
- Pre-wired for garage door opener.
- Beautiful mahogany front door with leaded glass inserts.
- Schlage exterior door hardware.
- Concrete patio (varies per plan).
- Partial rain gutters.
- 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

- HardieBacker Cement Board with Moldblock Technology installed to provide superior protection against mold.
- Homes built to meet or exceed ENERGY STAR® and GHBA Green Building Initiative specifications, improving energy efficiency and protecting the environment.
- Smoke and carbon monoxide detectors.
- Fresh Air Intake System for improved indoor air quality.
- TechShield® radiant barrier roof decking to reduce heat transfer into the attic (not on detached garages).
- CPVC plumbing system installed in homes, improving both water purity and energy efficiency.
- ENERGY STAR® labeled GE dishwasher operates on 40% less energy than the federal minimum standard for energy consumption and uses much less water than conventional models.
- High-efficiency Carrier furnace uses a hot surface ignition system and eliminates the need for a pilot light, reducing gas usage and promoting worry-free operation (varies per community).
- Energy-efficient State water heater with Green Choice gas burner reduces nitrogen oxide emissions up to 33% (varies per community).
- Pre-wired for alarm system.
- R-13 batt insulation in walls and R-30 blown insulation in all flat ceilings.
- Dow sheathing with a 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.
- Reversible ceiling fan with variable speeds in family room.\*
- Blocked and pre-wired for ceiling fans in game room, master bedroom and secondary bedrooms.\*
- All exterior doors weather-stripped on-site.
- Programmable thermostat.

### Safety and Energy (continued)

- High-efficiency 14.0 SEER Carrier air conditioner with environmentally-friendly Puron® Refrigerant.
- Heating and air conditioning unit located in attic for low noise level and space efficiency.
- High-efficiency insulated low-E glass windows to reduce ultraviolet radiation.

### Interior Design

- Ceramic tile entry.
- Raised two-panel interior doors.
- Powder room has Price Pfister 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 (varies per plan).
- 9-foot ceilings on first floor of two-story plans (varies per plan).
- Wood balusters (varies per plan).\*

### Kitchen

- Job-built 42-inch cabinets with recessed doors.
- GE gas slide-in range.
- GE built-in microwave.
- GE dishwasher.
- Ceramic tile flooring in kitchen/morning area.
- Undermount stainless steel sink with Price Pfister faucet.
- Recessed can lighting.
- Granite countertops with ceramic tile backsplash.

### Master Bath

- Garden tub with cultured marble surround (varies per plan).
- Separate glass enclosed shower with ceramic tile surround (varies per plan).
- Ceramic tile flooring in master bath and commode room.
- Price Pfister faucets.
- Price Pfister Roman tub faucet on garden tub.
- Cultured marble vanity top with two oval sinks.
- Medicine cabinet in master bath.

### Design Center

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



\*Available on homes started after May 1, 2009.

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

Houston Area

May 1, 2009

# PERRY HOMES

(CL-1)(366/400)(55)

