



## **STANDARD FEATURES – GRAMERCY PLACE**

### **FOUNDATION**

8' High Solid Concrete Basement Walls  
**Waterproofing & R5 Insulation Board and 30 Year Warranty**  
Premium Stone Backfill above Drain Tiles  
Full Basement per Design with Two (2) Glass Block Windows  
Steel I-Beams and Columns Resting on Solid Concrete Footers  
Exterior Drain Tile

### **FRAMING AND EXTERIOR FEATURES**

2 x 10 Floor Joists with Bridging  
**PELLA Pro Line Series Wood Windows** with full screens  
**Insulshield Glass with Low E and Argon Gas**  
**PELLA PRO LINE Wood Slider** with Screen per Design  
Painted **Fiberglass Entry Door** with 2 Sidelights  
**WAYNE DALTON** Raised Panel Insulated Garage Door  
Concrete Driveway, Curved Walkway to Front Door  
**30 YEAR Landmark Dimensional** Shingles in Designer Colors  
**ICE GUARD** all perimeter gutter and valleys  
Vinyl Siding, Aluminum Gutters and Soffits  
**9 Foot** High First Floor Ceilings  
Garage Interior Drywalled and Textured  
**Partial Brick Fronts**  
**Side Entry Garage**

### **PLUMBING**

**Copper Plumbing**  
**Soaking Tub with Ceramic Tiled Deck**  
**MOEN Eva collection** Chrome Faucets  
White China Sinks and Toilets in all Bathrooms  
One Piece Fiberglass Tub/Shower, per Design  
Double Bowl 8" Deep Stainless Steel Kitchen Sink  
Fiberglass Laundry Room Tub per plan  
50-Gallon Gas Hot Water Tank  
Two (2) Exterior Spigots  
**Water Line to Refrigerator**

### **ENERGY EFFICIENT FEATURES**

**Insulshield Glass with Low E and Argon Gas**  
**R-38** Attic Insulation  
**R-15** High Density Exterior Wall Insulation  
Exterior **HOUSE WRAP**  
Two Part (soffit & ridgevent) Attic Ventilation System  
High Efficiency Caulk and Seal Package on Doors and Windows  
Energy Efficient Furnace and Central Air Conditioning

### **HEATING & COOLING**

**AMANA** High Efficiency Gas Furnace 92%  
**AMANA** Central Air Conditioning 13 Seer  
**5 YEAR WARRANTY** on Both Units

### **FLOORING AND LIGHTS**

Standard stain resistant carpet with 6 ounce pad  
Hardwood foyers up to 100 square feet  
Mannington Vinyl flooring  
Standard Light Fixture Package Including Installation

### **ELECTRICAL**

**200 AMP** Underground Electric Service  
All Electrical Copper Wire per National Electric Code  
Two (2) Exterior Weatherproofed GFI Receptacles  
Two (2) Recessed Lights and Door Bell  
**Four (4) Category 5 Telephone**  
**Four (4) RG-6 Cable Outlets**  
**Network Enclosure** with Audio and Phone Module  
Smoke Detectors with Battery Backup per Code  
One Combo Carbon Monoxide/Smoke Detector  
Bedrooms and Walk in Closets Wired for Switched Lights  
Basement Lights Switched not pull chained  
Ground Fault Interrupter Circuit in Kitchen, Bathrooms, Garage (1) and Basement (1), per Design  
Exhaust Fan in all Bathrooms  
220 line for Dryer and Range or Gas Hookup  
**WAYNE DALTON** Garage Door Opener with 2 Remotes  
Two (2) Rooms Braced and Wired for Ceiling Fans  
**Electric Yard Lamp Post**

### **INTERIOR FINISH**

6-Paneled Colonist Painted Pre-Hung Doors  
**CARDELL Oak, Maple, Hickory or White** Cabinetry  
Colonial Poplar Baseboards and Casings, per Design  
Poplar Stair Railings, per Design  
All Woodwork Professionally Stained and Varnished or Painted  
Two Coats of Flat Latex Paint all Finished Walls – 2 colors  
**WILSONART or FORMICA** Laminated Countertops  
Ventilated Premium Closet Shelving  
¼" Underlayment under Vinyl Floors Over Wood  
Tempered Glass Shower Door, per Design  
¼" Plate Glass Mirrors Behind all Vanities  
**Brass, Nickel or Pewter SCHLAGE** Door Knobs  
Matching **Brass, Nickel or Pewter** hinges and hardware  
Towel Bars and Toilet Paper Holders

### **APPLIANCES AND ACCESSORIES**

**MAYTAG** Range  
**MAYTAG** above Range Microwave  
**MAYTAG** Dishwasher  
Garbage Disposal

### **FIREPLACE**

Wood Burning Fireplace with Glass Doors  
Custom Wood Mantle  
Gas Line for Logs or Starter  
**Choice of Brick or Ceramic** Facing

### **WARRANTIES AND SERVICE**

1 Year Limited Warranty (HBA Warranty)  
5 Year Limited Warranty on Heating and Cooling Systems  
30 Year Waterproofing Warranty  
60 Day Follow Up Service  
One Year Check-Up Service

***BUILDING A QUALITY AND AFFORDABLE HOME FOR YOU AND YOUR FAMILY!***  
*(ALL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL FEATURES AVAILABLE ON ALL HOME STYLES)*