

FEATURES

Features Included in Bridgeland, Townhomes of Lakeland Heights

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 efficient 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.
- PEX plumbing system installed for water quality and energy efficiency.
- HardieBacker Cement Board with Moldblock Technology installed in all showers.

Exterior

- Fiber cement siding and soffit with a 25-year limited transferable manufacturer's warranty (varies per plan).
- 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.
- Classic craftsman or raised six-panel front door.
- Kwikset door hardware with Venetian Bronze or Satin Nickel finish.
- Cedar fence and gate.
- Front and back yard irrigation system.

Interior

- Textured carpet.
- Blocked and pre-wired for ceiling fans in master bedroom, secondary bedrooms, and game room (varies per plan).
- Second story subflooring, 3/4" tongue and groove, glued and screw shank nailed for smoother floors.
- Raised two-panel interior doors.
- Powder room has Delta faucet, pedestal sink, and mirror with beveled edges (varies per plan).**
- Medicine cabinet in secondary baths.
- Utility room with clothes rod and shelf.
- Ceramic tile flooring in entry, powder room, utility room, and secondary baths (varies per plan).
- 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.
- GE built-in microwave.
- GE ENERGY STAR® labeled dishwasher.
- Ceramic tile flooring in kitchen/morning area.
- Undermount stainless steel sink with Delta faucet.
- Recessed can lighting.

Master Bath

- Marlana countertops with undermount porcelain sinks.
- Built-in garden tub with ceramic tile surround (varies per plan).
- Separate glass enclosed shower with ceramic tile surround and floor.
- Ceramic tile flooring in master bath and commode room.
- Delta faucets with 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 August 1, 2016.

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

August 1, 2016

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