

## MIRAMESA 55' INCLUDED FEATURES

### 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 efficiency 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.

### 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](http://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.
- High-efficiency insulated low-E glass vinyl windows to reduce ultraviolet transmission.
- Energy saving LED light bulbs 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 nickel or bronze finish 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 FINISHES

- 100% brick on first floor
- Brick front porch with decorative coach lights
- Fiber cement siding and soffit with a 25-year limited transferable manufacturer's warranty (varies per design).
- Lifetime limited warranty architectural shingles – nailed, not stapled.
- Insulated and pinch resistant Wayne Dalton garage doors.

### EXTERIOR FINISHES (CONTINUED)

- Stained front door with decorative glass options.
- Beautifully designed front yard landscape package with fully sodded front and back yard.
- Cedar fence and gate.

### INTERIOR FINISHES

- Modern rocker light switches.
- Blocked and pre-wired for ceiling fans in master bedroom, game room and secondary bedrooms (varies per design).
- Second story subflooring, 3/4" tongue and groove, glued and screw shank nailed for smoother floors.
- Raised square or arch paneled or rectangular five-panel interior doors with nickel or bronze door knobs.
- Wrought iron balusters on staircase (varies per design).
- Powder room has Delta faucet, pedestal sink, and mirror with beveled edges (varies per design).
- Utility room with clothes rod and shelf.
- Tile flooring in extended entry, powder room, utility room, and secondary baths (varies per design).
- Nickel or bronze decorative light fixtures.
- Luxurious carpet.
- Large 5" baseboards throughout the home.

### KITCHEN

- Painted or stained distinctive 42-inch cabinets with decorative corners, full extension drawer guides, and raised or shaker panel doors.
- Granite countertops with tile backsplash.
- GE gas slide-in range with stainless steel finish.
- GE built-in microwave with stainless steel finish.
- GE ENERGY STAR® labeled dishwasher with stainless steel finish.
- Undermount stainless steel sink with Delta faucet.
- Tile flooring in kitchen/morning area.

### MASTER BATH

- Painted or stained vanity cabinets with granite countertops and rectangular undermount sinks.
- Built-in garden tub with tile surround (varies per design).
- Separate glass enclosed shower with tile surround and floor.
- Tile flooring in master bath and commode room.
- Delta faucets with Roman tub faucet on garden tub.

### TECHNOLOGY

- Kwikset® keyless entry lock with Z-wave® technology for smartphone operation.\*\*
- Smart enabled light switch at the front door, family room and master bedroom.\*\*
- Nest® Smart Thermostat E.
- Nest® Hello video doorbell.\*\*
- Wi-Fi enabled garage door opener(s).\*\*
- CAT5e phone wiring with RG6 cable TV wiring.
- Wired and trimmed for alarm system.

### DESIGN CENTER

- Four (4) hours of complimentary design service to complete your selections.
- Included meeting with an audio, security and home automation professional when purchasing a design to build.

\*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.

\*\*Available on homes started after August 1, 2018.

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