

# GP

## GOODISON PARK

### SPECIAL FEATURES & INCLUDED UPGRADES

#### APPLIANCES:

- Samsung 30" over-the-range microwave/hood combination, stainless
- Samsung built-in dishwasher, stainless
- Samsung electric, self-cleaning, freestanding range, stainless

#### BATHROOMS:

- Shaker style door, dovetail finished drawers, per plan
- Cultured marble countertops
- Delta Lahara, 4" center-set bath fixtures - chrome
- Comfort height toilets w/elongated bowls & raised vanities
- Fiberglass tub/shower inserts per plan in secondary bathrooms
- Fiberglass 60" shower w/one seat in master bathroom
- Polished edge mirror over vanity, glued to wall, standard, framed mirror over pedestal sinks.
- Blocking for future handrails

#### ELECTRICAL:

- Kichler interior & exterior lighting package
- 1 floor plug in family room
- Dual jacks (television/phone/internet): family room, master bedroom & bonus room
- 2 waterproof receptacles: front porch & rear of home
- Ceiling fans: family room & master bedroom, per plan. Fan boxes in secondary bedrooms

#### FLOORING:

- 3/8"x5" engineered hardwood in main level except bedrooms
- Carpet with 8 lb. Pad in all bedrooms & closets
- Ceramic tile in all bathrooms & laundry, per plan

#### FOUNDATION/EXTERIOR:

- Low maintenance brick/stone accented home with three sides vinyl
- 10'-0" first floor ceiling height, 9'-0" second floor ceiling height
- 30-year dimensional roof shingles
- Vinyl siding & shake-look trim
- Board & batten vinyl shutters
- 5" metal gutters
- Navien tankless water heater
- Two weatherproof hose bibs
- Mailbox & address numbers provided

#### HVAC:

- Programmable thermostats
- Natural gas furnace - main floor, heat pump - second floor



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## INSULATION:

- Walls: R-13 w/paperback vapor barrier, floors: R-19, open knee walls: R-13, basement/crawl: R-19
- Attic: R-38 blown (flat areas), R-30 batt (vaulted areas)
- Exposed water heater pipes - wrapped in garage or crawl space
- Spray foam insulation around all exterior penetrations

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## INTERIOR TRIM & DOOR HARDWARE:

- Interior door hardware will be satin nickel levers
- Privacy locks on all bath & bedroom doors, passage knobs on all other doors
- All exterior doors have single-cylinder handle sets w/lock & deadbolt, black/oil rubbed bronze
- 5 1/4" base w/shoe mold around tile & hardwood areas
- Wood window sill trim with sheetrock returns
- Drop zones, per plan
- Wire super-slide shelving - closets & laundry room

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## KITCHEN:

- Shaker style door, painted, 36" & 42" staggered upper wall cabinets, per plan.
- Dovetail finished drawers, crown molding on kitchen cabinets.
- Level 1 granite countertops w/straight edge
- Delta Leland faucet w/sprayer in stainless
- Undermount kitchen sink, stainless steel
- 1/3 HP Badger waste disposal

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## LANDSCAPING:

- Front & side yard landscaping & sod
- Backyard - seed & straw

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## PAINT & WALL FINISH:

- Flat paint finish & 1 primer coat - interior & garage walls
- Semi-gloss paint finish - trim & exterior doors
- Exterior paint to match trim
- Windows, doors & garage door:
- Vinyl single-hung, tilt-in windows
- Screens on operating sashes
- Solid-core 6'-8" door from house to garage
- Hollow-core, 6'-8" interior doors
- 8'-0" sliding door on rear of home, per plan
- Fiberglass front door, 8'-0" w/glass, painted
- Carriage style garage door w/door opener & two remote controls

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## HOMEOWNERS ASSOCIATION & CUSTOMER SATISFACTION

- \$385/year which includes common area maintenance
- Design assistance to guide your selection process
- Material & appliance care instructions supplied
- 2 month & 10 month warranty work schedule
- Signature 10-year insured builder's insurance warranty
- One-year builder's limited warranty on components and materials

\*Builder reserves the right to make changes on the plans & specifications and to substitute material of similar quality without notice or prior obligation.



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