

GENTRY CREST STANDARDS

Effective 2/9/15

ITEM	DESCRIPTION
<u>GARAGE</u>	
• # of Bays in Garage, Front or Side Load:	• Per Plan : 2 Car Front Load, 2 car rear load
<u>FOOTER/FOUNDATION:</u>	
• Concrete Footer	• Concrete
• Block Foundation	• Blocks
• Temite Pre-Treat Foundation	• As needed
• Soil Analysis	• Underground Locates
<u>FRAMING:</u>	
• Roof Pitch	• Per Plan
• 24" On Center	• Trusses
• First Floor Ceiling Height	• 8'
• Sub Floor Type & Method of Attachment	• ¾" T 7 G, O.S.B.
• Cathedral Ceiling	• Where Appropriate
• EFL Specifications	• Included
<u>EXTERIOR FINISH:</u>	
• Front Elevation Material	• James Hardie Plank: Fiber Cement Siding
• Front Elevation Eyebrow	• Per Plan
• Front Elevation Birds Mouth	• Per Plan
• Siding	• Brick & James Hardie Plank: Fiber Cement Siding
• Window	• Anderson-Silverline 3000 Series / 2 Low E Glass -White (Tan-Upgrade)
• Soffit	• Aluminum
• Trim	• James Hardie Plank: Fiber Cement Siding
• Wide Trim (Other)	• Upgrade - James Hardie Plank: Fiber Cement Siding
• Railing	• Per Code Requirement
• Columns	• Per Plan
• Louvered or Paneled Shutters	• Per Plan
• Friez Boards	• Per Plan
<u>INTERIOR FINISH TRIM:</u>	
• Base Trim: 1st Floor Size & Type	• 5¼" MDF
• Base Trim: 2nd Floor Size & Type	• 5¼" MDF
• Casing Size & Trim	• 3¼" MDF
• Crown Trim	• Upgrade
• Wainscot Trim	• Upgrade
• Fluted Cased Openings	• Upgrade
• Exposed Treads	• Upgrade
• Baluster Type	• Upgrade
• Closet Shelving	• Vinyl Covered Wire
• Door Knobs or Levers	• Knobs (Levers Upgrade)
• Mirrors	• Over Sink
<u>PAINT:</u>	
• Interior	• Benjamin Moore - 4 Colors Total
• Exterior	• Cementitious Siding: various color options
<u>INSULATED R FACTORS:</u>	
• Wall Assembly	• R-19-21 EFL
• Ceiling Assembly	• R-40 EFL
• Conditioned Crawl Space/Foundation Walls	• R-13-EFL
• Garage Wall Assembly	• R-19-EFL
• Garage Ceiling	• R-40-EFL
• Insulated Metal Garage Door	• R-9.31
<u>ROOF:</u>	
• Dimensional Shingles	• Included
• Roof Starter	• Included (wide)

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<u>DOORS:</u>	
<ul style="list-style-type: none"> • Front Exterior Type • Front Door Hardware • Rear Exterior Type, e.g. Nook: • Interior 1st Floor Type • Interior 2nd Floor Type • Closet Door Types • Interior Door Hardware • Garage Service Door • Garage O.H.D. (297 1" Door) • Windows in Garage Door • Opener • Pull Down Stairs 	<ul style="list-style-type: none"> • 6 Panel - Smooth Insulated Fiberglass • Thumb Leaver & Deadbolt • Non-Keyed Sliverline Slider • Hollow Core • Hollow Core • Bi-Pass • Brushed Nickel • Upgrade • 7' Insulated 2-sided steel Included • Included-Top Row Windows • 2 Transmitters • Upgrade
<u>WINDOWS:</u>	
<ul style="list-style-type: none"> • Manufacturer • Style • Material • Grids (location) • Interior Trim • Special Features • Transoms • Entry Door Side Lights 	<ul style="list-style-type: none"> • Andersen/Sliverline • Double Hung 3000 Series - Double Low E Glass • Vinyl • top Sash Only-Front Elevation Only • Window Sill (extended) • Upgrade • Upgrade • Per Plan
<u>DRY WALL:</u>	
<ul style="list-style-type: none"> • Ceiling Texture 	<ul style="list-style-type: none"> • Skip Trowel
<u>FLOOR FINISHES</u>	
<ul style="list-style-type: none"> • Entry • Master Bath • Hall Bath • Kitchen / Nook • Laundry Room • Morning Room • Dining Room • Den • Family Room • Master Bedroom • Hallways • Master Closet • Secondary Bedrooms • Type & Thickness of Carpet Pad 	<ul style="list-style-type: none"> • Tile • Tile • Tile • Tile • Tile • Per Plan • Per Plan • Carpet • Carpet • Carpet • Per Plan • Carpet • Carpet • 7/16" Rebound, 6 lb
<u>FIREPLACES:</u>	
<ul style="list-style-type: none"> • Type • Size • Fixed Glass Panel • Hearth Size • Fireplace Surrounds • Surround & Hearth • Mantle 	<ul style="list-style-type: none"> • Upgrade • Direct Vent with Gas Log • 42" • Per Plan • Tile • Tile Allowance: \$500 • Wood Paintable
<u>BATHROOM ACCESSORIES:</u>	
<ul style="list-style-type: none"> • Towel Bars, Shower Rods, Towel Ring, Paper Holder 	<ul style="list-style-type: none"> • Number per plan
<u>BATHROOM VANITIES:</u>	
<ul style="list-style-type: none"> • Cabinet Manufacturer • Counter Top Material • Backsplash & End Splash • Mirrors 	<ul style="list-style-type: none"> • Homecrest • Solid Surface • 4" • Over Vanity Sink Base per Plan

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<u>KITCHEN CABINETS:</u>	
<ul style="list-style-type: none"> • Manufacturer • Counter Top Material • Upper Cabinet Height • Pots and Pans-Drawers • Trash Pull Out • Deco Overlays • Cabinet Hardware • Crown Molding 	<ul style="list-style-type: none"> • Homecrest • Solid Surface • 30" Height • Included • Included • Upgrade • Allowance- \$450 Material • Included
<u>BACKSPLASH:</u>	
<ul style="list-style-type: none"> • Tile Backsplash 	<ul style="list-style-type: none"> • Upgrade-4" Solid Surface
<u>APPLIANCES:</u>	
<ul style="list-style-type: none"> • Appliance Allowance (\$1550) • Range hookup • Hood Vented to Outside • Refrigerator • Washer/Dryer 	<ul style="list-style-type: none"> • Range, Microwave, Dishwasher • Electric and Gas • Per Plan • Upgrade • Upgrade
<u>H.V.A.C.</u>	
<ul style="list-style-type: none"> • Fuel • Manufacturer • Efficiency % • Air Conditioner • SEER Rating • Humidifier • Electronic Air Cleaner • Air Filter 	<ul style="list-style-type: none"> • Gas • Tempstar • 93%+ • • 16 SEER • Upgrade • Upgrade • High Density Media Filter
<u>MECHANICAL PLUMBING:</u>	
<ul style="list-style-type: none"> • Water Hater Manufacturer • Capacity & Fuel • Drain Pipe • Softener Rough In • Bath Plumbing Rough in Basement • # of Hose Bibs • Piping for Natural Gas Range • Piping for Natural Gas Dryer 	<ul style="list-style-type: none"> • A.O. Smith • 50 Gal Gas/Electric • CPVC • Upgrade • Included • 2 • Included • Upgrade
<u>PLUMBING FIXTURES:</u>	
<ul style="list-style-type: none"> • Kitchen Sink Material • Disposal Mfr. & H.P. • Laundry Tub • Hall Sink Material • Master Bath Sink Material • Commode Type • Hall tub Material • Master Bath Tub/Shower • Master Bath Shower Door • Master Shower: Upgrade 	<ul style="list-style-type: none"> • Undermount, Stainless • 1/2 H.P. Insinkerator Badger 5 • Upgrade • Undermount • Undermount • American Standard, Cadet 3 Elongated (half, hall) • Fiberglass • Per Plan • Clear Glass Bypass Door • Shower Base: Fiberglass Pan with Tile Surround
<u>FAUCETS:</u>	
<ul style="list-style-type: none"> • Manufacturer • Kitchen Type • Soap Dispenser • Kitchen Sprayer • Half Bath Type • Hall Bath Type • Master Bath Type 	<ul style="list-style-type: none"> • Delta • Delta-Pilar with standard control Pack • Upgrade • Included • Stainless Steel - Delta • Stainless Steel - Delta • Stainless Steel - Delta

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ITEM	DESCRIPTION
<u>ELECTRICAL:</u>	
<ul style="list-style-type: none"> • # of Standard Amps • # of Phone/Cable TV Outlets • # of Pre-wires for Ceiling Fans • # of Weather Proof Outlets on Exterior • Garage Door Opener • Security System • Recessed Lights • Master Bedroom • Bedrooms 	<ul style="list-style-type: none"> • 200 amps • 2/Br., 2/LR., 1/Kit • Bedrooms & Living Room • Per Code • Included • Upgrade • Per Plan • Fan, Light, Switch Prewire/Install Fan, Light, Switch & Outlet • Fan, Light, Switch Prewire/Install Fan, Light, Switch & Outlet
<u>LIGHT FIXTURES:</u>	
<ul style="list-style-type: none"> • Allowance • Ceiling Fan Allowance 	<ul style="list-style-type: none"> • Ranches = \$1200; 2 Sty = \$1,500; 2 Sty w/base \$1,850 • 2 Fans - \$300 Total
<u>CONCRETE:</u>	
<ul style="list-style-type: none"> • Front Walk • Front Walk Width • Drive Width (Concrete if not Stated) 	<ul style="list-style-type: none"> • Concrete • Per Renwick Code • Per Renwick Code
<u>DECK:</u>	
<ul style="list-style-type: none"> • Deck Size 	<ul style="list-style-type: none"> • Per Plan
<u>LANDSCAPING:</u>	
<ul style="list-style-type: none"> • Yard Material • Sprinkler System 	<ul style="list-style-type: none"> • Seed & Straw • Upgrade
<u>SPECIAL CONSTRUCTION:</u>	
<ul style="list-style-type: none"> • Garage • 6" Seamless Gutters & Downspouts • Continuous Ridge & soffit Vents • Limestone Address Block 	<ul style="list-style-type: none"> • Drywall, Trim & Paint • Included • Included • Included
<u>OTHER:</u>	
<ul style="list-style-type: none"> • Mail Boxes 	<ul style="list-style-type: none"> • Individual; Provided by Gentry