



THE HIGHLANDS AT QUEENS CREEK STANDARD SPECIFICATIONS

GENERAL FEATURES:

1. Traditional Style Architecture
2. 3 & 4 bedroom plans
3. Double car garages-front or side entry (side entry is an up-grade)
4. Outdoor patios (size per plans)

STRUCTURAL FEATURES:

1. Concrete slab foundations
2. Stucco Veneer foundations
3. Engineered roof trusses
4. Energy efficient insulation
5. Stick frame wall systems
6. Rated for high wind codes

EXTERIOR FEATURES:

1. Low maintenance vinyl siding per plans (**view Builder selections**)
2. Raised panel vinyl shutters (**front elevation only**)
3. Stone or Brick Accents per plans (**view Builder selections**)
4. 3 ½" vinyl corner trim / white
5. 30 yr. Architectural asphalt shingles (**view Builder selections**)
6. Energy efficient windows-Low-E glass
7. Double pane / lower sash tilts in / size per plan
8. Decorative entry doors with deadbolt & composite sills painted to match shutter color (no staining) / per plans
10. Garage Doors-size per plans / metal / high wind rated /
11. Exterior electrical outlets per code
12. 6 x 6 decorative porch columns
13. Garage Door Opener w/ remote access pad & two remotes
14. Vinyl soffit / porch ceilings / and fascia-color: white
15. Ridge vent as required
16. 2-Exterior hose bibs
17. 2-Exterior electrical outlets
18. 2-Exterior flood lights
19. Gutters per plans (white)
20. Double concrete parking pad at garage entrance and walkways
21. Landscaping shrubs (3 gallon) @ front with pine straw ground cover / sod (determined by builder per lot) / seeded disturbed area



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INTERIOR FEATURES:

1. Interior ceiling heights 9 foot – 1st Floor
2. Smooth finished ceilings
3. Same Paint throughout house (white ceilings)
4. Three (3) Masonite interior door styles to select from (**view Builder selections**)
5. Brushed Nickel door hinges
6. Brush Nickel door hardware
7. Brushed Nickel bath hardware
8. Brush Nickel lighting fixtures (**view Builder lighting packages**)
9. Semi Gloss trim paint (white only)
10. 2 ¼" casing on windows / doors / cased openings
11. 5 ¼" baseboard
12. Engineered hardwood flooring in Foyer (**view Builder selections**)
13. Chair rail trim in dining area per plans
14. Windows are to be picture framed
15. 50 gallon electric hot water heater
16. 13 SEER electric heat pump (tonnage per plan)
17. Digital HVAC thermostat
18. CAT5 Phone jacks located in all bedrooms & kitchen
19. Coaxial cable jacks in all bedrooms / great room & kitchen / study & bonus room per plan

KITCHEN:

1. Vinyl flooring, (**view Builder selection ring**)
2. 36" upper cabinetry with crown molding ; raised cabinet above
3. Countertops with backsplash, (**view Builder selection ring**)
4. Extra deep double stainless steel sink
5. Brushed Nickel sink fixture with integrated spray function
6. 1-recessed can above kitchen sink
7. Ice maker hook-up
8. Appliances
 - a. Range - Stainless Steel freestanding with glass cook top / self cleaning oven
 - b. Microwave – Stainless Steel built in above range / self circulating
 - c. Dishwasher – Stainless Steel
9. BLACK OR WHITE APPLIANCE PACKAGES AVAILABLE (at no cost)



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LAUNDRY ROOM:

1. Vinyl flooring, **(view Builder selection ring)**
2. Washer and Dryer hook ups
3. White wire closet shelving

MASTER BEDROOM:

1. Carpet flooring **(view Builder selection board)**
2. 6lb. re bonded padding
3. Trey ceiling with crown molding
4. Ceiling fan with light
5. Fan and light switched separately
6. White wire closet shelving per plans

MASTER BATHROOM:

1. Vinyl flooring, **(view Builder selection ring)**
2. Standard Cabinetry **(view Builder selections)**
3. Cultured marble vanity tops **(view Builder selections)**
4. Brushed Nickel plumbing fixtures
5. Fiberglass tub / shower per plans
6. Mirror over vanity
7. Elongated water closet / white / standard height
8. Brushed Nickel bath hardware
9. 1 towel bar
10. 1 paper holder
11. 2 towel rings
12. 1 robe hook

GUEST / SPARE BEDROOMS:

1. Carpet flooring **(view Builder selection board)**
2. 6lb. re bonded padding
3. White wire closet shelving per plans



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GUEST BATHROOM:

1. Vinyl flooring (**view Builder selection ring**)
2. Standard cabinetry (view Builder selections)
3. Cultured Marble vanity tops (view Builder selections)
4. Brushed Nickel plumbing fixtures
5. Fiberglass tub / shower per plans
6. Mirror over vanity
7. Elongated water closet / white / standard height
8. Brushed Nickel bath hardware
9. 1 towel bar
10. 1 paper holder
11. 1 towel ring

GREAT ROOM, LIVING ROOM< BONUS ROOMS AND STUDY (per PLAN):

1. Carpet flooring (**view Builder selection board**)
2. 6lb. re bonded padding
3. Ceiling fan with light
4. Fan and light switched separately