

# GENTRY CREST STANDARDS

ITEM	DESCRIPTION
<b><u>GARAGE</u></b>	
<ul style="list-style-type: none"> <li>• # of Bays in Garage, Front or Side Load:</li> </ul>	<ul style="list-style-type: none"> <li>• Per Plan : 2 Car Front Load, 2 car rear load</li> </ul>
<b><u>FOOTER/FOUNDATION:</u></b>	
<ul style="list-style-type: none"> <li>• Concrete Footer</li> <li>• Block Foundation</li> <li>• Temite Pre-Treat Foundation</li> <li>• Soil Analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Concrete</li> <li>• Blocks</li> <li>• As needed</li> <li>• Underground Locates</li> </ul>
<b><u>FRAMING:</u></b>	
<ul style="list-style-type: none"> <li>• Roof Pitch</li> <li>• 24" On Center</li> <li>• First Floor Ceiling Height</li> <li>• Sub Floor Type &amp; Method of Attachment</li> <li>• Cathedral Ceiling</li> <li>• EFL Specifications</li> </ul>	<ul style="list-style-type: none"> <li>• Per Plan</li> <li>• Trusses</li> <li>• 8'</li> <li>• ¾" T 7 G, O.S.B.</li> <li>• Where Appropriate</li> <li>• Included</li> </ul>
<b><u>EXTERIOR FINISH:</u></b>	
<ul style="list-style-type: none"> <li>• Front Elevation Material</li> <li>• Front Elevation Eyebrow</li> <li>• Front Elevation Birds Mouth</li> <li>• Siding</li> <li>• Window</li>   <li>• Soffit</li> <li>• Trim</li> <li>• Wide Trim (Other)</li> <li>• Railing</li> <li>• Columns</li> <li>• Louvered or Paneled Shutters</li> <li>• Friez Boards</li> </ul>	<ul style="list-style-type: none"> <li>• James Hardie Plank: Fiber Cement Siding</li> <li>• Per Plan</li> <li>• Per Plan</li> <li>• Brick &amp; James Hardie Plank: Fiber Cement Siding</li> <li>• Anderson-Silverline 3000 Series / 2 Low E Glass -White (Tan-Upgrade)</li> <li>• Aluminum</li> <li>• James Hardie Plank: Fiber Cement Siding</li> <li>• Upgrade - James Hardie Plank: Fiber Cement Siding</li> <li>• Per Code Requirement</li> <li>• Per Plan</li> <li>• Per Plan</li> <li>• Per Plan</li> </ul>
<b><u>INTERIOR FINISH TRIM:</u></b>	
<ul style="list-style-type: none"> <li>• Base Trim: 1st Floor Size &amp; Type</li> <li>• Base Trim: 2nd Floor Size &amp; Type</li> <li>• Casing Size &amp; Trim</li> <li>• Crown Trim</li> <li>• Wainscot Trim</li> <li>• Fluted Cased Openings</li> <li>• Exposed Treads</li> <li>• Baluster Type</li> <li>• Closet Shelving</li> <li>• Door Knobs or Levers</li> <li>• Mirrors</li> </ul>	<ul style="list-style-type: none"> <li>• 5¼" MDF</li> <li>• 5¼" MDF</li> <li>• 3¼" MDF</li> <li>• Upgrade</li> <li>• Upgrade</li> <li>• Upgrade</li> <li>• Upgrade</li> <li>• Upgrade</li> <li>• Vinyl Covered Wire</li> <li>• Knobs (Levers Upgrade)</li> <li>• Over Sink</li> </ul>
<b><u>PAINT:</u></b>	
<ul style="list-style-type: none"> <li>• Interior</li> <li>• Exterior</li> </ul>	<ul style="list-style-type: none"> <li>• Benjamin Moore - 4 Colors Total</li> <li>• Cementitious Siding: various color options</li> </ul>
<b><u>INSULATED R FACTORS:</u></b>	
<ul style="list-style-type: none"> <li>• Wall Assembly</li> <li>• Ceiling Assembly</li> <li>• Conditioned Crawl Space/Foundation Walls</li> <li>• Garage Wall Assembly</li> <li>• Garage Ceiling</li> <li>• Insulated Metal Garage Door</li> </ul>	<ul style="list-style-type: none"> <li>• R-19-21 EFL</li> <li>• R-40 EFL</li> <li>• R-13-EFL</li> <li>• R-19-EFL</li> <li>• R-40-EFL</li> <li>• R-9.31</li> </ul>
<b><u>ROOF:</u></b>	
<ul style="list-style-type: none"> <li>• Dimensional Shingles</li> <li>• Roof Starter</li> </ul>	<ul style="list-style-type: none"> <li>• Included</li> <li>• Included (wide)</li> </ul>

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

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

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ITEM	DESCRIPTION
<b><u>ELECTRICAL:</u></b>	
<ul style="list-style-type: none"> <li>• # of Standard Amps</li> <li>• # of Phone/Cable TV Outlets</li> <li>• # of Pre-wires for Ceiling Fans</li> <li>• # of Weather Proof Outlets on Exterior</li> <li>• Garage Door Opener</li> <li>• Security System</li> <li>• Recessed Lights</li> <li>• Master Bedroom</li>   <li>• Bedrooms</li> </ul>	<ul style="list-style-type: none"> <li>• 200 amps</li> <li>• 2/Br., 2/LR., 1/Kit</li> <li>• Bedrooms &amp; Living Room</li> <li>• Per Code</li> <li>• Included</li> <li>• Upgrade</li> <li>• Per Plan</li> <li>• Fan, Light, Switch Prewire/Install Fan, Light, Switch &amp; Outlet</li> <li>• Fan, Light, Switch Prewire/Install Fan, Light, Switch &amp; Outlet</li> </ul>
<b><u>LIGHT FIXTURES:</u></b>	
<ul style="list-style-type: none"> <li>• Allowance</li> <li>• Ceiling Fan Allowance</li> </ul>	<ul style="list-style-type: none"> <li>• Ranches = \$900; 2 Sty = \$1,000; 2 Sty w/base \$1,100</li> <li>• 2 Fans - \$250 Total</li> </ul>
<b><u>CONCRETE:</u></b>	
<ul style="list-style-type: none"> <li>• Front Walk</li> <li>• Front Walk Width</li> <li>• Drive Width (Concrete if not Stated)</li> </ul>	<ul style="list-style-type: none"> <li>• Concrete</li> <li>• Per Renwick Code</li> <li>• Per Renwick Code</li> </ul>
<b><u>DECK:</u></b>	
<ul style="list-style-type: none"> <li>• Deck Size</li> </ul>	<ul style="list-style-type: none"> <li>• Per Plan</li> </ul>
<b><u>LANDSCAPING:</u></b>	
<ul style="list-style-type: none"> <li>• Yard Material</li> <li>• Sprinkler System</li> </ul>	<ul style="list-style-type: none"> <li>• Seed &amp; Straw</li> <li>• Upgrade</li> </ul>
<b><u>SPECIAL CONSTRUCTION:</u></b>	
<ul style="list-style-type: none"> <li>• Garage</li> <li>• 6" Seamless Gutters &amp; Downspouts</li> <li>• Continuous Ridge &amp; soffit Vents</li> <li>• Limestone Address Block</li> </ul>	<ul style="list-style-type: none"> <li>• Drywall, Trim &amp; Paint</li> <li>• Included</li> <li>• Included</li> <li>• Included</li> </ul>
<b><u>OTHER:</u></b>	
<ul style="list-style-type: none"> <li>• Mail Boxes</li> </ul>	<ul style="list-style-type: none"> <li>• Individual; Provided by Gentry</li> </ul>