



Quality Features ~ HLP-Spring Tree-2

Your Home! Your Way! Conaway Homes!

Features subject to change with out notice. Please discuss features of your new home with your New Home Specialists. **Last updated 1-26-2012**

Neighborhood Highlights

- * Quick access to 259 Bypass, I-20 & Hwy 31 to Tyler
- * Expansive Oversized Lots
- * Easy access to shopping and entertainment nearby
- * City Sewer & Water
- * Located within highly-acclaimed Kilgore ISD
- * City Fire & Police Protection
- * Curbed & guttered streets

Restrictions - Included Features

- * Neighborhood Restrictions
- * Restrictions - Side entry garage
- * Restrictions - 6' Privacy Fence (Partial) with gate
- * Restrictions - Grass Sod (Front Yard Only)
- * Restrictions - Decorative Landsaped Flowerbed
- * Neighborhood Standard - Upgraded mailbox (Masonry)
- * Peace of mind - Trustworthy Schedule with realistic closing date

Site Specific - Included Features

- * Site Specific - Electrical, Water, & Sewer lines Included
- * Site Specific - Permits, EPA, Tap & Inspection fees Included
- * Site Specific - Concrete Drive and approach Included
- * Site Specific - Soil Investigation
- * **Included Allowance - Lot Purchase, Pad, Grass & Fence (Partial)**
- * Peace of mind - Fixed cost pricing
- * Peace of mind - Innovated Management Systems = consistency

How to start... 1) Choose Your Home, Homesite, & Selections 2) Sign Builder Agreement, 3) Confirm (ESTIMATED) Costs, 4) Remove Contingencies, 5) Start

Standard Quality Features

Customer Service

- * Dedicated New Home Specialists
- * Detailed Homeowner's Manual
- * 2 month, 11 month proactive home walk through
- * One year workmanship, & Two year mechanical warranty
- * Ten year structural warranty
- * Free plan, & custom changes (System Ready Options Only)

Personalized Selections

- * Exterior colors, Brick, Trim, Door, Window, & Shutter Colors
- * Interior flooring selections
- * Counter top type and color choices
- * Custom cabinet style, wood, and stain choices
- * Sherwin Williams eggshell finish wall paint
- * Lighting and wiring packages available
- * Appliance type and color selections

Energy Savings Features

- * R-30 blown in insulation in attic
- * R-13 batted insulation in walls
- * Moisture controlling house wrap
- * Atrium - Low E vinyl windows

Kitchen

- * Custom wood cabinets with multiple choices
- * Double bowl, deep 8" stainless steel sink
- * Dedicated ice maker line to Refrigerator
- * Formica brand laminate counter tops
- * Whirlpool appliances, Electric Range, Microwave with double charcoal filter, Disposal & Dishwasher
- * Spacious Pantries (Per Plan)

Exterior Features

- * Boral 100% Clay Brick
- * Gutters or diverters over all doorways
- * LP Smart Siding® with 5/50 year warranty
- * Exterior plugs in front and rear
- * Hose bibs on side and rear of home
- * 25 year shingles
- * 50 gallon hot water heater
- * Trane 13 SEER air conditioning unit
- * Personalized cast stone address block
- * Engineered Post-Tension Foundation

Interior Features

- * SHAW Carpet with 6 lb. Pad
- * Orange peel textured ceilings and walls
- * Sloping and vaulted ceilings (varies by plan)
- * 3 1/2" base boards
- * Garage Door Opener, Remotes, & Crush Sensors
- * Solid Brass 8" spread bathroom faucets
- * Water saving elongated commodes
- * Manabloc Plumbing system
- * Lasco tile textured bath tubs and showers
- * Vinyl floors in wet areas
- * Attic access stairway
- * 2 Panel arch top interior doors
- * Custom wood cabinets with multiple choices

* **Ask us about ENERGY STAR®**

Living Room / Family Room

- * Braced for ceiling fan
- * SHAW Carpet with 6 lb. Pad
- * Sloping / Vaulted ceilings (varies by plan)
- * RG6 Cable, and Cat 5 phone line

Dining Room

- * SHAW Carpet with 6 lb. Pad
- * Sloping / Vaulted ceilings (varies by plan)

Master Bedroom

- * Sloping / Vaulted ceilings (varies by plan)
- * Braced for ceiling fan
- * RG6 Cable, and Cat 5 phone line

Master Bathroom

- * Cultured marble counter tops
- * Lasco tub / shower
- * Vinyl flooring
- * Solid Brass 8" spread bathroom faucets
- * Elongated Toilets

Secondary Bathroom

- * Vinyl flooring
- * Cultured marble counter tops
- * Solid Brass 8" spread bathroom faucets
- * Elongated Toilets

Secondary Bedrooms

- * Braced for ceiling fans
- * SHAW Carpet with 6 lb. Pad