



Frequently Asked Questions

Here is some info on some of our most frequently asked questions, that are not a part of the Buyers Selection Info Sheet.

HVAC is electric.
Homes come with a 10yr warranty.
Homes come standard with 1 garage door opener.
Roof Pitch is normally 7/12, unless different requirements by the covenants and restrictions in a given neighborhood.
Builder chooses all light fixtures.
Builder chooses appliances. Standard is stainless and they are all-electric. Some houses may get black stainless, depending what is available.
Fireplaces vary and can be an upgrade. Depends on addition (ask the builder) - \$2,500 is the upgrade fee. (not always true to the floorplans)
The attic comes standard with some decking, not entirely decked.
Shaker cabinet doors are standard throughout the home.
Flat panel drawers are standard throughout the home.
Patios and Porches are not always built to the plans.
Builder does not install or warranty shower doors.
Builder does not install water softeners or warranty them.
3rd car garages are upgrades - \$8,000, this is already added into the listing price on the MLS.
Guttering is not included.
Interior paint comes standard with one color selection for the walls and one color selection for the trim/cabinets. Any additional colors are upgrades. Prices vary and you will have to make us aware so we can request a quote. Closets are not included in paint upgrades.
Additional floor plans are available at www.PerryHousePlans.com and www.FilmoreDesign.com can be purchased, if you choose a new plan and this is approved by the builder, it is a \$1,000 upgrade fee.
Other lots are available to choose from. If the lot in question is not currently the next build in line, a \$2,500 upgrade fee will apply.
Windows are currently on back order and supply is limited. Windows may not be true to plans.
Brick is currently on back order and the option to choose your brick color is not available.
Buyers will choose if they would like Stainless, Oil Rubbed Bronze, or Black finishes. (Black is an upgrade).



Ceiling fans are standard in all bedrooms and living rooms.

Master bathtubs are soaker tubs, not whirlpool. Even if the plans are different.

Mirrors are standard builder grade. Buyer can provide their own mirrors, but no credit will be given.

Farm sinks are an upgrade. The buyer can purchase their own (builders warehouse is the cheapest we have found), a \$150 credit will be given.

There will be a concrete parking pad with gravel to the road. You may upgrade to have a full concrete driveway. Please request a quote.