

ECONSTRUCTION

- ✔ All Highland homes are inspected and tested (100% testing protocol) by an Independent Third Party Rating Provider to exceed the 2015 International Energy Conservation Code (IECC)
- ✔ The HERS index (Home Energy Rating System) is the industry standard and nationally recognized system by which a home's energy efficiency is measured – every Highland home HERS score surpasses the 2015 International Energy Conservation Code (IECC)
- ✔ Highland Homes treats a home as a “system of systems” that work together to create an energy efficient home

GOURMET KITCHEN

- Gourmet kitchen with abundant cabinets, island workspace and separate pantry (per plan)
- Custom built knotty alder or red oak cabinetry with raised panel design, crown moulding, hidden hinges and adjustable shelves – choice of custom stain or paint
- Extra tall 42" upper cabinets for additional storage
- Extra deep cabinet over refrigerator (per plan)
- Beautiful 3cm granite countertops in kitchen
- Designer ceramic floor tile backsplash - laid square
- Pendant lights over island are available as an option (per plan)
- ✔ Fridgidaire® built-in Energy Star stainless steel dishwasher (NSF certified)
- Fridgidaire® built-in 30" stainless steel gas cooktop with vent hood
- Fridgidaire® built-in stainless steel programmable self-cleaning 30" oven
- Fridgidaire® built-in stainless steel microwave with turntable and one touch convenience
- Heavy duty garbage disposal
- Icemaker connection for refrigerator
- Single compartment stainless steel undermount sink
- ✔ Moen® Arbor™ satin nickel one-handle pull out kitchen faucet
- Designer ceramic tile flooring with your choice of 12" to 18" tiles
- Accent wall paint in kitchen and nook - offered in a variety of colors

LUXURIOUS BATHS

- ✔ Moen® Eva™ satin nickel plumbing fixtures in all baths (Posi-Temp® pressure balanced shower head with patented washerless cartridge and lifetime limited manufacturer's warranty)
- Satin nickel finish bath accessories and satin nickel finish lighting fixtures in all baths
- Separate shower with ceramic floor tile walls and acrylic shower pan in master bath - your choice of 6" x 6" or 12" x 12" tiles
- 6" x 6" White ceramic tile surround in all full secondary baths
- Drop-in garden tub with ceramic tile surround in master bath (per plan)
- Porcelain on steel tub in all full secondary baths
- ✔ Elongated, water conserving commodes in all baths
- Spacious master bath with separate water closet
- Large mirror in master bath (per plan)
- Accent wall paint in master bath (excluding water closet) and powder/main bath downstairs - offered in a variety of colors
- White painted custom cabinets with raised panel doors in all baths
- Cultured marble vanity tops with square sink(s) in master and secondary baths
- Elegant powder bath with designer china pedestal sink and custom framed mirror (per plan)

INTERIOR DETAILS

- Classic raised 2-panel doors throughout
- Custom quality 5¼" baseboard moulding downstairs and 3½" baseboard moulding upstairs
- Premium quality name brand nylon carpeting with ½" 5 lb. rebond pad
- 12" to 18" Designer ceramic tile flooring in entry, kitchen/nook, utility room and all baths
- Monterey drag textured walls and ceilings
- Choice of Sherwin-Williams® standard interior paint colors

INTERIOR DETAILS CONTINUED

- Accent wall paint in kitchen, nook, master bath (excluding water closet), powder/main bath downstairs and media room (per plan) - offered in a variety of colors
- All trim is painted white
- Enchanting direct vent fireplace with 35" firebox and choice of ceramic tile or brick surround in family room
- Utility room includes shelf and clothes rod
- Satin nickel finish Kwikset® door hardware throughout home
- Dramatic volume architectural vaults or high plate ceilings

STAIR SYSTEM

- Oak newel post and handrail - stained per buyer selection
- Iron balusters
- Half wall (per plan)
- Paint grade capped rake wall with skirt and apron

ELECTRICAL AND LIGHTING

- ✔ Low energy, long life dimmable LED lighting in all ceiling fans, recessed cans, baths and exterior
- Recessed can lighting for kitchen, family room, fireplace, hallways, stairways and front porch (per plan)
- Classic satin nickel finish lighting package
- Toggle style light switches throughout home
- 5 Blade ceiling fan with decorative light kit in family room, optional game room and master bedroom (per plan)
- All secondary bedrooms are pre-wired, blocked and switched for ceiling fan and light kit
- Copper wiring throughout home
- Elegant exterior coach light fixtures (see plan for locations)
- Two exterior 110 volt covered weatherproof outlets on GFI circuits (per plan)

STRUCTURED WIRING

- 28" Structured wiring cabinet
- Conduit from structured wiring cabinet to attic for future access
- Kitchen - 1 CAT6 phone line
- Family room - 2 CAT6 phone lines and 2 RG6 cable outlets
- Master bedroom and game room (per plan) - 1 CAT6 phone line and 1 RG6 cable outlet
- Study (per plan) - 2 CAT6 phone lines and 1 RG6 cable outlet
- Planning center and/or computer desk (both optional) - 3 CAT6 phone lines and 1 RG6 cable outlet

HEATING AND AIR CONDITIONING

- ✔ Honeywell Wi-Fi VisionPRO TH8321WF1001 touch pad programmable thermostat(s)
- ✔ Each home will have 1 or 2 systems with each system having an individually controlled programmable thermostat
- ✔ Trane® 16 SEER energy saving air conditioning and variable speed natural gas heating equipment with electronic spark ignition
- ✔ Fresh air return connected to main air conditioning unit delivers filtered fresh air to help reduce dust, odors, and indoor contaminants for improved indoor air quality
- ✔ Multiple air returns - including returns in all bedrooms
- ✔ All kitchen and bath ventilation is vented to the outside of home to help reduce internal moisture
- ✔ Energy Star® rated exhaust fans located in all baths and laundry
- ✔ HVAC with 4" media air filter located in attic for ease of changing
- ✔ Insulated duct work with mastic sealant at A/C connections to reduce air loss - tested to 3% or less duct leakage
- ✔ Primary and secondary condensation drainage

INSULATION

- ✔ R-13 fiberglass batt insulation in all exterior living area framed walls
- ✔ R-13 fiberglass batt insulation in walls, ceiling, and floor for media room sound barrier
- ✔ R-22 fiberglass batt insulation in sloped ceilings
- ✔ R-49 blown-in fiberglass insulation in all flat ceilings
- ✔ R-38 fiberglass batt insulation located in garage ceilings below living areas
- ✔ Airtight foam gasket and polysealant on exterior walls, windows, doors, base plates, and holes drilled through top plates to the attic and all exterior penetrations
- ✔ Weather stripping on all exterior doors and at attic access

PLUMBING

- ✔ Energy saving, high efficiency tankless gas water heater
- Two (2) frost proof exterior hose bibs (per plan)
- Gas lines at fireplace, furnace unit(s), water heater and cooktop

EXTERIOR DETAILS

- Fully sodded front, side and rear yard with generous landscape package
- Foundation is pre-treated for termites
- ✔ Automatic programmable zoned sprinkler system with drip lines around foundation and tree bubblers in front, rear, and side yards, including flower beds - designed to target water distribution with precision
- Attractive 6' pre-stained cedar privacy fence with metal posts and two (2) gates
- Community mailbox

EXTERIOR CONSTRUCTION

- Therma-Tru® Fiber-Classic® durable and stylish 8' front door (stained or painted)
- Satin nickel Kwikset® handleset and deadbolt
- ✔ Ultimate performance argon gas filled LoE³-366 glass (or equivalent) sierra sand colored vinyl windows with screens – reflects heat and lets light stream in, providing the ideal balance of solar control and high visibility
- Divided light windows on front of home only, sides and rear of home to be clear
- 10 Year limited manufacturer's warranty on windows
- James Hardie® fiber cement fascia, trim, siding and soffits
- All James Hardie® building products are performance engineered for the Texas climate and have a limited transferable manufacturer's warranty
- ✔ Owens Corning® R-3 continuous insulated sheathing with taped joints
- Stained cedar garage door(s) with electronic opener(s) and two (2) remotes
- Garage completely finished out with texture, paint, baseboard moulding and fluorescent lighting
- Covered outdoor living area
- Glass door to patio
- Owens Corning® dimensional fiberglass roof shingles with a limited lifetime manufacturer's warranty
- ✔ Flow through attic ventilation and multiple exhaust vents
- Full house rain gutters with downspouts tied to underground drains for foundation protection

WOOD AND FRAMING

- ✔ Engineered Weyerhaeuser® TJI® floor system - 14" deep, spaced 19.2" O.C. with tongue and groove ¾" subfloor glued and fastened in place on all two story homes
- ✔ Radiant barrier sheathing roof decking to block radiant heat in the roof from entering the attic to keep it cooler, lowering energy costs and making the home more comfortable
- Fire blocks where necessary
- Covered outdoor living area (per plan)
- Pull-down attic stairway with attic lights (per plan)

(continued on back)



Star Trail 55' and 65' Wide Lots

940 Shooting Star Drive - Prosper, Texas 75078
972.801.2361

Green built features, designer touches and details that make your house a home

Highland Homes makes energy efficiency a priority in our home building process for you and your future.

Every Highland home we build comes with the best energy-efficient features, materials, and appliances. That means the green features many other builders offer as upgrades are already included in your Highland home, and we do it without sacrificing style or comfort.

We do much more than build superior energy-efficient homes. We take our responsibility for the environment very seriously. From sustainable communities to our energy-conscious corporate mindset, we put green ideas in motion wherever possible. Because it matters.



Ask our knowledgeable Sales Counselors for more information about the Highland Homes "econstruction" process.



www.HighlandHomes.com

MASONRY AND FOUNDATION

- Handsomely bricked front porch
- Custom brick elevation with quality name brand, low maintenance, American made fire-baked clay brick in your choice of color and manufacturer with buff mortar
- Custom brick patterns or designs on façade of home (per plan)
- Optional stone elevations available (per plan)
- Cast stone address plaque
- Individually engineered post-tension monolithic foundation per site
- 4" Cushion sand under 4" of 3000 lb.+ concrete PSI
- 6 Mil poly moisture barrier between sand and slab

SAFETY AND SECURITY

- Smoke detectors interconnected with battery backup throughout home, including all bedrooms
- ☞ Carbon monoxide detectors
- Secure dual cam locks on all windows
- Strong 1" throw deadbolts on all exterior doors
- Full security system includes hardware contacts on all exterior doors and operable windows, 2 keypads and interior attic siren

CUSTOM PERSONALIZATIONS & WARRANTY

- Because each person and home is unique, homeowners may customize their home with the help of an interior designer. Many options are displayed that will allow you to decorate and customize your new home to your taste and budget. Highland Homes provides you with up to 3 hours of complimentary one-on-one design consultation in a low-pressure environment. Highland Homes reserves the right to change features and specifications.
- Ten (10) year structural home limited warranty
- One (1) year functional warranty
- Two (2) year mechanical (plumbing/electrical/HVAC) and appliance warranty