



Coastal Standard Features

Home Site

Boundary (up to 1 acre) & form surveys
1,000 sq. ft. of 4" thick, steel reinforced concrete driveway & walkways
Grading 10 ft. out from foundation
Utilities paid during construction
Hassle-free processing & submittal of utilities, permits & Homeowners Association applications
Independent soil borings & report

Foundation

Wood pilings up to Base Flood elevation
Conventional concrete foundation with 24" deep beams (may vary based on soils test)
Designed by independent structural Engineer

Exterior Features

Vinyl, Low-E double-pane windows
Whole-house fiber cement system with factory applied sealant/primer
Composition shingles (with limited lifetime manufacturer's warranty)
Radiant barrier roof decking (excluding detached garage/breezeway)
Roof ridge vents and continuous soffit vents
Extended 2-year limited warranty for roof leak repair
OSB w/ Dow Styrofoam sheathing (windstorm areas)
Knotty Alder or Mahogany front door with leaded glass (varies per plan)
Schlage keyless deadbolt on back door
Key pad entry on overhead garage door
Remote garage door opener for each garage door
Full gutters on house (excluding detached garage/breezeway)

Interior Features

8 ft. interior and exterior doors (on 1st story per plan)
Bronze finish, including door hardware, shower enclosures, bath fixtures and towel bars
6 1/4" baseboards downstairs & 4 1/4" upstairs
Granite countertops in all baths
Double crown moulding in entry, dining and study
Single crown moulding in kitchen/breakfast, master bath, and master bedroom
Laundry/hobby table in utility room with 30" wall cabinet and hanging rod (per plan)
Built-in backpack rack (per plan)
Hardwood or ceramic tile in foyer
Ceramic tile in kitchen/breakfast, utility & baths
Anti-fracture membrane under ceramic tile flooring
Upgrade carpet with 1/2" pad in all remaining areas
Ceramic tile or marble fireplace surrounds with custom built wood mantles

Energy Features

Energy Star Certified
Low-E, double-pane vinyl windows
'Blower-door' test every home for energy efficiency
Poly sealed base plates, exterior doors & windows
R-16 wall-insulation system, R-22 vaulted ceiling, R-30 ceiling, R-13 knee walls & R-6 duct insulation

Air Conditioning & Heating

Lennox 15 SEER high efficiency, area-zoned air conditioning system
Lennox gas furnace matched to system
Touch screen programmable thermostat
Honeywell high-performance media air filters
Equalization ducts installed in bedrooms to ensure around-the-clock comfort
Mastic-sealed ducts (reduces attic air leaks by 60%)

Electrical

Ceiling fans in family room, gameroom & master bedroom
All secondary bedrooms wired & blocked for future ceiling fans
Dual recessed reading lights above master bed (per plan)
Built-in surge protector at main breaker panel
Décora "rocker" light switches
Energy-efficient, hi-lumens compact fluorescent bulbs in recessed can light fixtures
100 ft. of electrical underground
Rope lighting in dining (per plan)
Automatic door switch in pantry (per plan)

Audio/Video & Security

Media outlet (RG6 cable & Cat-5e) in all bedrooms
Telephone outlet (Cat-5e) in all bedrooms and kitchen
Universal outlet (2xCat-5e & 2 RG6 cables) in the family room and game room (per plan)
5.1 Home Theater pre-wire in the family room
7.1 Home Theater pre-wire, projector conduit and universal outlet at media room (per plan)
Data/Media outlet (RG6 cable & 2 Cat-5e) in study
Complete intrusion alarm system with motion detector and keypad

Plumbing

Delta Lahara Bronze plumbing faucets in bathrooms
Elongated dual-flush commodes in all baths
Luxurious vessel sink with limestone top with wrought iron brackets supports in powder
Gas connections for dryer, cooktop & fireplace(s)
High efficiency, rapid recovery gas water heater(s)
(3) exterior hose bib connections
PEX water piping

BUYER'S INITIALS _____

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Master Suite

- Climate-controlled closets with four-bulb fluorescent lighting
- Built-in storage system in master closet
- TV niche in master bath (per plan)
- Dual shower heads in master shower (per plan)
- Tiled shower walls with recessed shampoo shelf
- Sunken whirlpool tub with Roman spray arm
- Granite countertops
- “His-n-Her” raised 36” tall vanities (per plan)
- Bronze hardware on cabinet doors & drawers
- Delta Lahara Bronze plumbing faucets
- Full-length, dressing mirror in master bath (per plan)
- Framed vanity mirrors
- Medicine cabinet in master bath (per plan)
- Recessed magazine rack with privacy storage in master toilet area (per plan)

Kitchen

- Granite countertops
- Custom made cabinets with adjustable shelves, full-extension guides, dove-tail jointed drawers & raised end paneling
- 42” wall cabinets with raised door panels, cabinet crown moulding & lip moulding
- Two sliding pot and pan storage trays in kitchen cabinet
- Pull-out cabinet for trash can next to sink
- Tilt-out sponge tray at kitchen sink
- Door mounted towel bar under kitchen sink
- Full-size 30” GE Profile stainless steel, self-cleaning built-in oven
- Built-in 1200W GE Profile stainless steel microwave
- 30” Gas GE Profile stainless steel cook-top with downdraft vent and sealed burners
- GE Profile stainless steel dishwasher
- Wall or door mounted spice rack in pantry
- Undermount stainless steel sink with coordinated Delta stainless steel faucet
- Dual stage drinking water filtration system
- Walk-in pantry with automatic light
- Bronze hardware on cabinet doors & drawers

Landscaping

- \$6,000 landscape package
- 95% pure graded grass installed 50 ft. from the front & 10 ft. from sides and rear of the foundation
- Double layers of stacked stone around primary beds
- Premium mulch & top soil in beds
- Regional plants specifically chosen for this area
- Local professional landscape companies
- Landscape design specific to each home and site
- Limited 1-year Warranty on plants

Services

- Multiple 3rd party inspections at key stages of construction
- 2 hour consultation with our Design Center specialists
- Plan Review Meeting prior to commencement of construction
- ACES (American Construction & Education Services) Warranty Program
- Complimentary one-time carpet re-stretch & sheetrock crack repair at first year (if needed)
- Customer survey after each warranty request to ensure homeowner satisfaction
- Numerous meetings with Builder during construction
- Green Build Gulf Coast (GBGC) member
- Thermography check of home, by an independent contractor, to assure the integrity of each home upholds the high quality of standards delivered by Trendmaker

Purchaser Date

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