

Standard Features

Home Site

Aerobic spray septic system (except for In-town)
Boundary (up to 1 acre) & form surveys
2,000 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

Foundation designed by independent structural Engineer
3,000 PSI concrete
Post-tension foundation with 30" deep beams (may vary based on soils test)
Up to 24" high foundation pad
Compaction testing of foundation pad

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
½" Dow Styrofoam sheathing (non-windstorm areas)
½" OSB sheathing w/ Dow Weathermate-Plus house wrap (windstorm areas)
Andean Walnut 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)
Built-in pest control system

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 ¼" baseboards downstairs & 4 ¼" 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)

Interior Features (continued)

Hidden storage room behind concealed bookcase (per plan)
Laundry chute (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 ½" pad in all remaining areas
Ceramic tile or marble fireplace surrounds with custom built wood mantles
Trus-Joist Engineered Joist system

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

BUYER'S INITIALS _____



Standard Features

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

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

Garage

8 ft. workbench with fluorescent lighting & built-in shelves
4'x8' pegboard above workbench
Operable window (detached garages only)
Brick front exterior on detached garage
96 square feet of lighted and decked attic storage with pull-down staircase (detached garages only)

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 walks with Builder during construction
Green Build Gulf Coast (GBGC) member
Thermography check of home, prior to completion and 1-year warranty service by an independent bonded contractor, to assure that the integrity of each home upholds the high quality of standards delivered by Trendmaker

Purchaser Date

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