



# The Trails

[Peak Series]

## STANDARD FEATURES

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<b>FOUNDATION</b>	
Type	Crawl space foundations.
<b>FRAMING</b>	
Basic parameters	Exterior and interior walls are 16" O.C., Walls are 9' on main floor, 9' on upper floor, 8' at bonus rooms on 2nd floor. See floor plans for room layouts
Floor	Engineered joists per plan.
Roof	Pre-engineered roof trusses
<b>MECHANICAL / ELECTRICAL / PLUMBING</b>	
Radon	Passive Radon System
Plumbing	Plumbing roughed in per code
Water Heater	50 Gallon Gas Water Heater
Furnace	95% high efficiency gas furnace with programmable thermostat
Air Conditioning	Air conditioning standard.
Electrical	Electrical layout code and plans. Two (2) USB charging outlets in master bedroom and one (1) in kitchen.
Low Voltage	TV & phone locations per plan in master bedroom and media in family/great room. TV also at office bonus room, loft, and rec room where applicable. Flat screen prep at family room/great room.
Fireplace	Standard per builder specifications.
<b>EXTERIOR FINISH</b>	
Windows	Low-e windows with white vinyl frame. Includes screens. Grids per plan.
Patio Doors	Per plan
Entry Door	3'0" x 8' Craftsman style door
House to Garage Door	2-panel 6'8" fire rated per code molded door
Garage Service Door	2-panel 6'8" fiberglass door, size per plan
Roofing	Asphalt composition shingle
Insulation	Insulation as required per code, typically R30 floors, R21 Walls, R49 ceiling.
Overhead Garage Door	Insulated steel garage door with 1/2 hp garage door opener and 2 remotes. Size per plan
Siding	Cementitious siding. Color per color schemes and location per plan.
Masonry	Manufactured stone veneer at garage per plan
<b>INTERIOR FINISH</b>	
Drywall	Skip trowel ceilings and light orange peel wall finish with square corner bead.
Drywall - Garage	Insulated walls with gypsum board hung and fire-taped per code.
Interior Walls	Painted one color per builder specifications throughout on walls and ceilings.
Lighting Package	Light locations per plan. Brushed Nickel (BN) finish.
Electrical Trim	Decora switches and standard outlets in white. Locations per plan and code.
Cabinets	Base cabinets 36" tall. Upper cabinets 36" tall (where applicable) with crown.
Kitchen Countertops	Granite countertops with flat eased edge.
Vanity Countertops	Laminate countertops with wood self-edge and top mount sinks.
Laundry Countertops (where applicable)	Laminate countertops with wood self-edge and top mount sinks.
Linen Countertops (where applicable)	Wood top to match cabinet.
Tile Backsplashes	6" tile backsplashes per Builder allowance in Kitchen, 4" in Bathrooms and Laundry Room (where applicable).
Vinyl	Vinyl at Laundry Room and Bathrooms per builder specifications
Laminate Flooring	Laminate flooring at Entry and Kitchen per builder specifications
Garage, Storage and Mechanical Rooms (where applicable)	Flooring to be unfinished, drywall and fire taped only
Carpet	Carpet throughout at all other areas per builder specifications

Buyer's Signature and Date \_\_\_\_\_



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Interior Doors/Trim	8' – 2 panel hollow-core smooth doors painted to match trim. Craftsman-style casing and baseboard per builder specifications. Full wood wrap closet doors
Window Trim	Stained sill & apron w/3 sides sheetrocked.
Closet Shelving	White wire shelving per plans at all bedroom, linen, pantry closets and washer/dryer area. Double hung closets in Master Closet standard.
Tub/Shower & Shower Surrounds	Fiberglass tub/shower and showers stalls at bathrooms per plan.
Slide in Tubs	5' fiberglass tub, locations per plan.
Kitchen Faucets	Grohe pull out faucet in brushed nickel
Kitchen Sink	Two (2) compartment stainless steel under-mount sink with garbage disposer (1/3 HP).
Bathroom Faucets	Grohe four (4) inch center faucet in chrome
Bathroom Sinks	White porcelain top mount.
Laundry Room Faucet (where applicable)	High arc faucet in chrome
Laundry Room Sink (where applicable)	White fiberglass
Toilets	White elongated standard height.
Mirrors	Plate glass mirrors with chrome j-trim at bathrooms.
Range/Oven	Frigidaire Gallery stainless steel 30" self-cleaning gas range/oven
Dishwasher	Frigidaire Gallery stainless steel dishwasher
Microwave	Frigidaire Gallery stainless steel micrhood over range and vented to exterior.
Exterior Door Hardware	Schlagle locksets in brushed nickel. Handle set at entry in brushed nickel.
Interior Door Hardware	Schlagle knobs in brushed nickel. Locksets at bathrooms and master bedroom, passage or pulls at all other locations
Bath Hardware	Paper holders, towel bars and towel rings to match plumbing fixtures.
<b>SITE FINISH</b>	
Decks	Where applicable per site conditions
Concrete Flatwork	Exposed aggregate front walkway and entry porches standard. All other exterior concrete flatwork to be broom finished. Locations per plan
Garage Slab	Troweled concrete finish.
Landscaping	Front and rear yard landscaping with automatic sprinkler system, barked plant beds with poly edging and sod lawn area per Builder standard package.
Gutters and Downspouts	Per plan (where applicable at exterior doors only)
Fencing	6' vinyl fencing of rear yard standard, with one walk thru gate included on house side.