



The Trails

STANDARD FEATURES

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FOUNDATION	
Type	Slab on grade.
FRAMING	
Basic parameters	Walls are 9' high on main floor, 9' high on upper floor, 8' high at bonus rooms on 2nd floor.
Floor	Engineered joists on upper floors.
Roof	Engineered roof trusses.
MECHANICAL / ELECTRICAL / PLUMBING	
Plumbing	Kohler/Sterling.
Water Heater	50 gallon gas water heater/tankless gas water heater.
Furnace	95% high efficiency gas furnace with programmable thermostat.
Air Conditioning	Air conditioning standard.
Electrical	200amp service. Two (2) USB charging outlets in master bedroom and one (1) in kitchen.
Low Voltage	TV & phone locations in master bedroom and media in family/great room.
Fireplace	Fireplace box with a flat hearth, tile(face only) and a stained traditional mantel.
EXTERIOR FINISH	
Windows	Low-e windows with white vinyl frame. Includes screens.
Entry Door	3'0" x 8' craftsman style door.
House to Garage Door	2-panel 6'8" fire rated door.
Garage Service Door (where applicable)	2-panel 6'8" fiberglass door.
Overhead Garage Door	Steel garage door with 1/2 hp garage door opener and 2 remotes.
Roofing	Asphalt composition shingle.
Insulation	R30 floors, R21 walls, R49 ceiling.
Siding	Cementitious siding. Color per customer selection.
Masonry	Cultured stone veneer at garage.
INTERIOR FINISH	
Drywall	Skip trowel ceilings and light orange peel wall finish with square corner bead.
Drywall - Garage	Drywall, unfinished.
Interior Walls	Painted one color throughout on walls and ceilings.
Lighting Package	Brushed nickel finish.
Electrical Trim	Decora switches and outlets in white.
Kitchen Cabinets	Base cabinets 36" tall. Upper cabinets 36" tall (where applicable) with crown.
Kitchen Countertops	Solid surface countertops.
Vanity Cabinets	Base cabinets 36" tall.
Vanity Countertops	Laminate countertop with top mount sink.
Laundry Countertop (where applicable)	Laminate countertop with top mount sink.
Tile Backsplash	6" tile backsplash in Kitchen, 4" in Bathrooms and Laundry Room (where applicable).
Vinyl	Laundry Room and Bathrooms.
Laminate Flooring	Entry and Kitchen.
Carpet	Living Room and Bedrooms.
Unfinished Areas (Storage and/or Mechanical where applicable)	Concrete, drywall unfinished.
Interior Doors/Trim	8' – 2 panel hollow-core smooth doors painted to match trim. Craftsman-style casing and baseboard. Full wood wrap closet doors.
Window Trim	Stained sill & apron w/3 sides drywalled.



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Closet Shelving	White wire shelving at bedrooms, linen, pantry closets and washer/dryer area. Double hung closets at master closet.
Tub/Shower & Shower Surrounds	Fiberglass units.
Shower Doors	Framed bypass shower door in brush nickle in the master only.
Slide in Tubs (where applicable)	5' fiberglass tub.
Kitchen Faucets	Kohler pull out faucet in brushed nickel.
Kitchen Sink	Dual basin stainless steel under-mount sink with garbage disposal (1/3 HP).
Bathroom Faucets	Kohler faucets in brushed nickel.
Bathroom Sinks	White porcelain top mount.
Laundry Room Faucet (where applicable)	Kohler faucets in chrome.
Laundry Room Sink (where applicable)	White fiberglass.
Toilets	White elongated standard height.
Mirrors	Unframed 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 microhood over range and vented to exterior.
Exterior Door Hardware	Schlage in brushed nickel. Handle set/deadbolt at entry. Locksets at all others.
Interior Door Hardware	Schlage lever in brushed nickel.
Bath Hardware	Towel bars, rings and tissue holders to match plumbing fixtures.
SITE FINISH	
Decks (where applicable)	Per site conditions.
Concrete Flatwork	Exposed aggregate front walkway and entry porches. All other exterior concrete broom finished.
Garage Slab	Smooth finish.
Landscaping	Front yard landscaping includes: sod, concrete edging and planted barked beds. Back yard hydro seeded. Sprinkler system in front and back.
Gutters and Downspouts (where applicable)	Per plan (at exterior doors only).
Fencing	6' vinyl fencing at rear yard standard, with one walk thru gate at house side.