

Vintage Series

Key Features

Luxurious Interior Features

- ❖ Tile in the entry, great room, kitchen, breakfast area, baths, pantry, utility, dining, and mud room (various sizes available)
- ❖ 12' ceilings in main living areas
- ❖ 10' ceilings in all bedroom(s), game room, and media
- ❖ Allowances for lighting and ceiling fans (per plan)
- ❖ Choice of chrome, brushed nickel, or oil rubbed bronze 4" center plumbing fixtures
- ❖ Levers or pulls in chrome, brushed nickel, or oil rubbed bronze door hardware
- ❖ 50" wood burning fireplace with gas starter with stone surround and choice of stone or wood mantel.
- ❖ Size appropriate mirrors in secondary baths (per plan)
- ❖ Sherwin Williams paint and stain with selection of colors
- ❖ Architectural niches throughout (per plan)
- ❖ Colonial style 5 ¼" baseboards
- ❖ 3 ½" door casings
- ❖ 8' interior doors with multiple styles to choose from
- ❖ Comfort height elongated commodes in all bathrooms
- ❖ 30" bathtub with shower in secondary baths with tile surround to ceiling (per plan)
- ❖ Rounded or square drywall corners
- ❖ Window casing and sills throughout
- ❖ All rooms blocked and wired for ceiling fans
- ❖ Choice of wrought iron balusters with oak rail on staircase (two story or more plans)
- ❖ Chrome, brushed nickel, or oil rubbed bronze with deadbolt on front door
- ❖ Secondary bath 3 cm. granite countertops with undermount sinks in all bathrooms.
- ❖ Comfort height vanities
- ❖ Optional Designer ceilings

Elegant Master Bath Features

- ❖ Wide selection of tile flooring
- ❖ 3 cm granite vanity counter tops, cap(s), and shower seat(s)
- ❖ 2 shower heads with dual controls
- ❖ 60" soaking tub or freestanding tub
- ❖ Separate shower with tile surrounds and floor tile
- ❖ Choice of chrome, brushed nickel, or oil rubbed bronze plumbing fixtures
- ❖ Comfort height vanities

Deluxe Kitchen Features

- ❖ Custom cabinets allowance (per plan)
- ❖ 3 cm granite kitchen countertops
- ❖ 50/50 or 60/40 stainless steel under mount sink
- ❖ Choice of tile backsplash
- ❖ Chrome, brush nickel, or oil rubbed bronze pull out faucet
- ❖ Stainless steel appliance package
 - 36" five-burner drop in cooktop
 - 36" vent hood, vented to exterior
 - Built-in microwave oven
 - 30" built-in wall oven
 - SS Dishwasher
- ❖ Garbage disposal
- ❖ Ice maker connection to kitchen refrigerator
- ❖ Recessed can lighting (per plan)
- ❖ Hanging pendants (lighting allowance; per plan)

Exterior Features

- ❖ 100% masonry (stone/stucco/combination)
- ❖ Plastered and Painted foundation for finished appearance around entire home
- ❖ Asphalt shingle roofs 300 lbs. with a 30 year warranty
- ❖ Optional metal and tile roofs.

Exterior Features Cont.

- ❖ Double, eight foot, wooden entry door(s) with transom window above (per plan)
- ❖ Engineered perforated soffit for attic air circulation (in non insulated areas)
- ❖ Three hose bibs
- ❖ Three weatherproof exterior electrical outlets
- ❖ Three car garage up to 800 square feet
- ❖ Allowance for driveway (per bid)
- ❖ Aerobic septic system with spray heads
- ❖ 500 square feet of covered porch/patio with prefinished tongue and groove 1" x 6" ceiling

Connected Home Features

- ❖ Garage doors openers with 2 remotes and 1 wall mount remote
- ❖ Garage door openers-LiftMaster MyQ 8500W Jackshaft
- ❖ Programmable WiFi thermostat
- ❖ Security system pre-wired and installed

Energy Saving Features

- ❖ Radiant barrier roof decking
- ❖ Heat pump with environmentally friendly Puron refrigerant or gas furnace (per plan)
- ❖ High-performance vinyl low-e (low emissivity) windows with choice of colors (white, black, clay, beige)
- ❖ 2 fifty-gallon quick recovery electric or gas water heaters with recirculating pumps
- ❖ HVAC system engineered for each home
- ❖ Energy efficient duct sealing
- ❖ Fire retardant foam for all attic penetrations
- ❖ Spray Foam insulation on roof line above all heated and cooled living area
- ❖ Spray Foam insulation in all heated and cooled exterior walls
- ❖ 12-gauge romex copper wiring

Structural Features

- ❖ Site specific engineered and inspected post-tension foundations with 3000 psi concrete
- ❖ Every homesite has soil testing preformed
- ❖ 16" on center studs for INTERIOR and exterior walls
- ❖ Third party inspections throughout the process
- ❖ If required, city inspections throughout the process
- ❖ ZIP system exterior wall sheathing

Additional Features and Advantages

- ❖ Third party 2-10 Warranty included TM
- ❖ Pull down attic stair
- ❖ 8 foot tall insulated garage doors
- ❖ Closet rod and shelving system designed to maximize storage
- ❖ Bora-Care termite treatment
- ❖ Decorating consultation at all appointments
- ❖ Design appointment with cabinet maker
- ❖ Decorating appointment with lighting company
- ❖ Decorating appointment with appliance company
- ❖ Decorating appointment with plumbing fixture company
- ❖ Pre-plumbed for water softener
- ❖ Appointment with electric company for high and low voltage
- ❖ Customer portal to BuilderTrend to stay in contact and to be up to date during the full building process

Customer Protection

- ❖ Separate accounts for each customer will be established to pay bills on their home. Lien releases are executed each time a check is paid
- ❖ During construction builder provides insurance policies for general liability, builders risk and workers compensation
- ❖ All subcontractors are required to carry a minimum of two million dollar general liability policy

Additional buyer expense:

- *all HOA fees
- *utility hookups
- *any and all "spoils" haul off
- *land clearing
- *permits
- *railings and steps to the ground on back patio(s) are not included and the buyer will be required to purchase these items if the patio is above 30" of the adjacent grade
- *the determination if railings or steps are needed may not be made until after the foundation is in place
- *cost of underground utilities based upon home being placed at a front building setback of 50'
- *SUBJECT TO CHANGE WITHOUT NOTICE*