

TRACE INCLUDED FEATURES

INTERIOR DETAILS

- Ceramic tile (level 1) laid straight in wet areas
- Designer two panel interior doors
- PPG Latex Flat paint in designer colors
- Monterrey drag textured walls with straight corners
- Shaw brand carpet with "Stain Safety" for lasting wear
- Two ceiling fans (family, master bedroom) and 1 ceiling fan in game room (where applicable) for added comfort
- MDF 3-1/4" base boards with 2-1/4" door casing

STYLISH KITCHEN

- Granite kitchen countertops (level 1) with ceramic tile backsplash laid straight (level 1)
- Stainless Steel appliance package including microwave, dishwasher, and gas range
- 50/50 Stainless Steel 10" under mount sink
- 36" Oak Upper Cabinets

LUXURIOUS BATHS

- Moen faucet fixtures
- Acrylic tubs for ease of cleaning, per plan
- White elongated commodes in Master, round in all Secondary Baths
- Corian vanity tops and porcelain under mount rectangular sinks
- Clear glass in all bathroom windows with optional rain glass feature
- Ceramic shower/tub wall tile surrounds in Master Bath and Secondary Baths (level 1) up to 72" above finished floor
- Plate glass 36" mirror in all full baths

ENERGY SAVINGS

- Energy efficient, insulated vinyl windows with low-E glass
- 14 Seer with 80% A.F.U.E gas furnace Lennox or equal for added comfort and lower utility cost
- Insulation R-13 Batts or R-15 Batts per code, R-38 blown at flat ceilings, R-22 Batts at sloped ceilings
- Radiant Barrier roof decking
- Two-phase Polycel Sealant to reduce air infiltration

LANDSCAPING

- 6' cedar privacy fence and two rear yard gates per plot plan location for added security and family fun
- Beautifully landscaped to include seasonal shrubs, two trees, and sod in front and rear yards
- Full Irrigation included

QUALITY CONSTRUCTION

- 10 year foundation and structural warranty with foundation stress verification inspection for quality assurance
- To protect against invading pests and prevent termite infestation, Boracare is applied to exterior frame and home is equipped with Taexx tube in wall pest control system
- 6'8" Exterior front doors
- Kwikset Regina lever hardware for security and durability in satin nickel finish
- All to-be-built homes will be able to select one of our six design packages
- See your sales representative for a complete list of options included in specific inventory homes

Standard Features are subject to change without notice or prior obligation. Not all features are available in every community. Please consult blueprints and the specification sheet for more details 5.1.18