



Trail Head Standards And Specifications

- Engineered foundations/Structures
- Perimeter drains
- 2x4 16" O.C. framing throughout
- Engineered I-joist floors
- ¾" tongue and groove OSB flooring nailed and glued
- 7/16" OSB exterior sheathing
- Ceiling insulation:
 - Manufacturer: Guardian
 - Type: Fiberglass
 - Thickness: 14"
 - R-Value: R-38
- Exterior insulation:
 - Manufacturer: LA Pacific
 - Type: OSB
 - Thickness: 7/16"
 - R-Value: R-1
- Wall insulation:
 - Manufacturer: Guardian
 - Type: Fiberglass Ultrafit
 - Thickness: 3.5"
 - R-Value: R-15
- ½" drywall throughout interior
- 24" O.C. engineered roof trusses
- Passive Radon System
- Architectural 30 year composite shingles
- 92% Energy efficient furnace
- Gas log fire place w/tile surround
- Fiberglass, insulated entry door with Etched glass window
- Insulated metal exterior doors
- Insulated "Low E" vinyl patio door and windows
- Garage w/ 7'X16' overhead garage door w/opener
- Garage service door
- Hard Board Siding
- Seamless gutters on all horizontal roof edges w/ down spouts
- Steel safety window well covers
- Stone wainscot on front elevation (per plan)
- (1) Ceiling fan pre-wire in Living room and Master bedroom
- Paint selections– Custom exterior color scheme for each home, and 5 standard interior color schemes
- (1) Ceiling fan in Living room OR Master bedroom
- Oil rubbed bronze hardware
- Decorative drywall arches, niches, and ceilings per plan
- Painted trim/casing
- Wood self-edge countertops
- Alder cabinets with hidden hinges
- 36" tall vanity cabinets in master bathroom
- Painted Santa Fe Doors
- Painted rails and spindles per plan
- Tile flooring in the bath and laundry areas
- Hardwood floors in kitchen, dining, and entry areas
- 5 year warranted carpet
- China bath sinks and toilets, fiberglass tub/showers
- Stainless steel kitchen sink
- Single handle tub/shower valves anti-scald
- Frigidare appliances (smooth-top range, range hood & dishwasher) (Standard colors: White, Black or Biscuit)
- Garbage disposal
- Ice maker hook-up
- Programmable thermostat
- Carbon Monoxide detector
- Concrete patio pad
- Grade certification provided
- Front yard landscaping including: (1) trees, sod, sprinkler system, mulch or rock, planting beds with various shrubs

Specifications and pricing may change without prior notice.
The builder reserves the right to substitute materials and features of equal or higher quality without homebuyer approval. Actual house may vary from artist perception and dimensions on drawing.