

**MASHBURN  FAIRES**  
**H O M E S**

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# ROYAL SERIES



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### PROFESSIONAL ACCOMODATIONS

- Up to 4 hours of professional design consultation at our Design Center.
- Scheduled Pre-Construction, Pre-Drywall & Final Orientation Meeting with your home builder
- Customer Care and Warranty Services
- "QBW" transferable 10 year limited structural warranty

### "ROYAL SERIES" GOURMET KITCHEN PACKAGE

- 3 CM level 1 or level 2 granite countertops
- Stainless steel or Lexicon under-mount sink (50/50 or 60/40 with choice of color) with granite top only
- 3 CM level 1 or level 2 granite raised bar top (per plan)
- 3 CM level 1 or level 2 granite kitchen island top (per plan)
- "GE" 30" electric built in self-cleaning oven (choice of stainless steel, black or white)
- "GE" 36" gas or electric radiant heat, smooth surface drop in cooktop (choice of stainless steel, black or white)
- "GE 36" SPACEMAKER" microwave oven (choice of stainless steel, black or white)
- "GE" GLD 5800 dishwasher (choice of stainless steel, black or white)
- "GE" ½ HP disposal
- Custom cabinetry with round corners and raised panel ends (Oak, Maple, Knotty Alder or Painted)
- Raised panel cabinet doors with hidden hinges (Oak, Maple, Knotty Alder or Painted)
- Refrigerator cabinet with raised panel ends and round corners (per plan)
- 42" upper cabinets
- Optional round corners in either smooth, reeded, fluted or rope design



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- Custom Designer wood corbels under raised kitchen bar top (per plan)
- Designer hardware on cabinet doors and drawers
- Pullout trash container storage (per plan)
- Cookie sheet holder (per plan)
- Adjustable shelves in pantry (per plan)
- Recessed can lighting
- Under cabinet counter lighting
- Safety GFI electrical outlets in backsplash
- Electrical outlet in island (per plan)
- Designer ceramic tile back splash
- Designer ceramic tile flooring throughout kitchen and eating area
- "Price Pfister" kitchen faucet (choice of finishes)
- Spacious walk-in pantry with automatic electric jamb switch (per plan)

### "ROYAL SERIES" LUXURIOUS BATH PACKAGE

- Cultured marble or ceramic tile shower walls
- Solid "Vikrell" by "Sterling" shower pan
- White steel tub/ shower with tile surround in secondary baths
- 2 CM granite vanity tops with white porcelain under-mount sinks in master bath
- Cultured marble vanity tops with designer edge and integral sinks in all secondary full baths
- Custom designer pre-finished furniture style cabinet with granite top and under-mount sink and 8" spread faucet in all 1<sup>st</sup> floor powder bathrooms
- Porcelain pedestal sink in all 2<sup>nd</sup> floor powder baths
- Elongated commodes in all baths
- Designer framed mirror in all powder baths
- Beveled edge plate glass mirror over vanities, framed with custom wood trim

- Clear or obscured glass shower enclosure (chrome, satin or oil rubbed bronze frame standard)
- Acrylic glass block window in master bathroom
- Designer ceramic tile flooring
- Custom cabinets with raised panel doors (Oak, Maple, Knotty Alder or Painted)
- Custom linen cabinets for storage (per plan)
- Custom cabinet above commodes for storage (per plan)
- Custom built-in medicine cabinet at each sink in master bathroom (per plan)
- Custom built-in magazine rack in master toilet area
- Tip out storage tray at vanity sinks
- Humidity reducing bath ventilation
- “Jetta” brand Jacuzzi garden tub with cultured marble or ceramic tile splash surround (per plan)
- “Jetta” brand Jacuzzi drop-in garden tub with ceramic tile deck and splash surround (per plan)
- Coordinating bath accessories – towel rings / bars and tissue holders
- Energy efficient 50 gallon gas water heater
- Recessed can lighting
- “DenShield” backer-board in all ceramic tiled wet areas to prevent water penetration
- Safety GFI electrical outlets in all baths

**“ROYAL SERIES” ENERGY EFFICIENT PACKAGE**

- High efficiency “Trane” 13 Seer rating air conditioner – smooth, quiet and reduces energy usage
- High efficiency “Trane” 13 Seer rating dual fuel heat pump (per community)
- HVAC unit suspended in attic to reduce noise and maximize interior living space



- Solid vinyl Low-E thermal pane windows with tilt in bottom sash
- Colored, CB 50, thermal break aluminum Low-E pane windows (front of home only)
- Exterior window perimeters caulked to brick to prevent air leakage
- Energy efficient 50 gallon gas water heater
- GE energy efficient appliances
- Roof vents and continuous soffit venting for improved air circulation
- Extensive insulation package: R13 batts in all exterior walls (excludes garage)
- R-22 insulation in attic knee walls, slopes and under mechanical units
- R-38 insulation blown in flat ceilings
- Recessed dryer connection box (saves space, energy and reduces fire hazard)
- Poly-sealed exterior doors, windows, plumbing and wires to attic to prevent air loss and drafts
- Dow Sill seal under all exterior first level base plates
- R-6 duct work and plenum are double taped, sealed and screwed to reduce air loss
- 80% AFUE Quiet gas furnace reduces energy consumption
- “Honeywell Focus Pro-6000” 5-1-1, day programmable thermostat with large backlit screen and easy to read digital display
- “Aprilaire” media filter
- “Solarboard” roof decking (radiant barrier sheathing that reflects 97% of solar heat and cuts cooling costs up to 25%)
- Family, Study, and all bedrooms are blocked and wired for ceiling fans

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**“ROYAL SERIES” ADVANCED TECHNOLOGY PACKAGE**

- Structured wiring package – Includes pre-wires & trim for the following:
  - Phone (Cat 5) & video cable (RG6 satellite coax) – 10 total drops at customers desired locations
- Structured media panel (in interior closet) for all cable and phone connections
- Full State-of-the-Art alarm system with glass breakage detector and one key pad at garage entry
- Inter-connected smoke alarms in all bedrooms and hallways (AC power with battery backup)
- Pre-wired for surround sound in all theater room options (per plan)



**“ROYAL SERIES” DESIGN PACKAGE**

- Fiberglass front door (several designer glass inserts to choose from)
- Patio door with tilt only integral blinds (per plan)
- “Masonite” designer interior doors (many style options)
- “Sherwin Williams” interior latex paint (buyer’s choice of flat or satin finish)
- Choice of two interior colors throughout home
- Hand texture on all ceilings and walls
- Rounded (Bull-nose) sheetrock corners on main focal area arches
- Beveled lite glass French doors in study (per plan)
- Decorative crown moulding in family room, master bedroom, study, kitchen, dining area, entry and 1<sup>st</sup> floor gameroom (per plan)
- Decorative crown headers on all 1<sup>st</sup> floor main focal area doors (per plan)



- Buyer’s choice of either stained or painted base boards, door casings and crown moulding
- Perimeter chair rail moulding in Study (per plan)
- Cultured marble window sills
- 4 ¼ MDF or 3 ¼ pine base boards and 3 ¼ door casings throughout home (excludes closets and garage)
- Out-of-season shelves and rods in master closet (per plan)
- Custom framed shelf fronts in all bedroom closets
- Shoe box storage shelves in master closet (per plan)
- 36” gas burning fireplace with gas logs and remote switch
- Custom double wood mantle over fireplace
- Buyer’s choice of fireplace hearth surround (tile, brick or cultured stone)
- 2 CM granite countertop and raised bar (on all 2<sup>nd</sup> floor wet bar options)
- Royal Series designer ceramic tile floors (entry, kitchen and eating area, baths, utility room and halls) (per plan)
- “Decora” rocker switches, plates and covers (white or almond)
- Pull down stair to attic in garage (per plan)
- Custom built staircases and handrail system with wrought iron or wood spindles (per plan)
- Solid core garage access door
- Single key deadbolt locks on all exterior doors
- Interior door knobs or levers with oil rubbed bronze or satin finish
- Privacy lock on master bedroom and all bath / toilet areas
- Three ceiling fan installations (included in lighting allowance)

- Royal Series “Mohawk” and “Shaw” FHA approved naturally stain resistant fiber carpet with ½” Blue Sky Carpet Pad.

**“ROYAL SERIES” TIMELESS EXTERIOR PACKAGE**

- “QBW” transferable 10 year limited structural warranty
- Brick mailbox with planters and concrete pre-cast address number plate
- Brick details include row locks, soldier course, quoins, arches and keystones (per plan)
- Brick border on lead walk from front porch to driveway
- Low-E vinyl and aluminum windows (choice of color on front, choice of white or tan on others)
- Divided light wide SDL bars on front windows (per plan)
- Full seamless guttering
- All furnace and plumbing vent stacks painted to match roof shingles
- Garage door opener (one) with two transmitters
- Wireless remote garage door opener located on garage jamb
- Covered patio (per plan)
- Exterior lighting (soffit mini cans, up-flood or coach lights per plan and elevation)
- Professional landscape package (front)
- Tree in front yard (per city and/or subdivision requirement)
- Fully sodded yard (Bermuda standard)
- Weatherproof electric outlets (three standard)
- Frost-proof water hose bibs (two standard)
- 40-year composition roof
- Minimum 10/12 roof pitch (per plan)
- Fully automatic programmable sprinkler system



**TempleInland**

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- “Coronado” cultured stone on front of home (per elevation)

**“ROYAL SERIES” PLUMBING FEATURES**

- “PEX” water line system
- 2 exterior frost-proof hose bibs
- Icemaker water connection at kitchen refrigerator
- PVC drain lines
- Gas heating furnace(s) – 80% AFUE
- 3 gas drops (furnace(s), fireplace, water heater and/or optional gas cooktop)
- Energy efficient 50 gallon gas water heater
- “Price Pfister” plumbing fixtures in all baths (customer choice of finishes)
- All sinks and commodes equipped with easy access shut-off valves
- “Jetta” brand whirlpool tub in master bath
- White steel tub/shower with tile surround in secondary baths
- Washing machine plumbing connections in utility room
- Master water shut-off valve inside home
- Irrigation backflow located at water heater closet to prevent freezing

**“ROYAL SERIES” CONSTRUCTION FEATURES**

- “QBW” transferable 10 year limited structural warranty
- Pier and beam or Dug footing foundation (per community)
- Slab poured to approximately 3500 PSI
- 7/8” - “Advantec” plywood sub-flooring on all two-story plans
- Concrete pad for all A/C compressors

- 40-year composition roof with 30lb. felt paper underlayment
- 7/16" oriented strand board structural wall sheathing
- "Solarboard" roof decking
- "Simpson" mud seal anchor straps on all exterior base plates
- Treated base plates
- 2 x 4 studs on 16" centers
- "T. J. I." structurally engineered floor joist systems (per plan)
- Power header above 2-car garage opening to prevent failure or sagging
- "Smart Trim" fascia and soffit cornice products

- Standard outlets per city code requirement

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JETTA

  
Quality Builders Warranty  
— Builders of Integrity™ —  
Backed by Liberty Mutual

  
OWENS CORNING®  
INNOVATIONS FOR LIVING™

  
SOLAR BOARD  
Pinnacle Barrier Sheeting



 CORONADO®  
The Leader in Manufactured Stone, Brick and Tile Products

The Genuine. The Original.  
OVERHEAD DOOR

  
Aprilaire®  
Fresh Ideas for Indoor Air

**Honeywell**

**Price Pfister**

**"ROYAL SERIES" ELECTRICAL FEATURES**

- GFI Safety outlets at locations per city code and plan
- "Decora" plates, covers and rocker switches
- Electric dryer connection
- Single recessed eyeball accent light over fireplace with separate switch
- Under cabinet counter lighting
- Exterior lighting on front porch, side garage and rear patio (per plan and allowance)
- Attic light by furnace
- Power outlet in attic
- Interior light fixtures (per plan and allowance)
- Recessed can lighting (per plan)
- 2-Gang switch for all braced ceiling fans (light and fan)
- Exhaust fans in all baths
- Jamb switch on pantry doors (automatic light switch)
- Weatherproofed outlets on front porch and rear patio (per plan)

The specifications listed on the pages above are hereby understood and approved.

BUYER SIGNATURE

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SALES SIGNATURE

Continuing a policy for constant improvement, the builder reserves the right to make changes in the plans and specification, and to substitute material of similar quality without notice or prior obligation. Features on homes constructed prior to this printing may have different features.