

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

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# VINTAGE 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” transferrable 10 year limited structural warranty

### “VINTAGE SERIES” GOURMET KITCHEN PACKAGE

- Stainless Steel Appliances
- 2 CM granite counter tops
- 2 CM granite raised bar top (per plan)
- 2 CM granite kitchen island top (per plan)
- Lexicon under-mount sink (50/50 or 60/40 with choice of color)
- “GE” 30” self-cleaning electric smooth surface or gas slide in cooktop oven / range
- “GE” “SPACEMAKER” microwave oven
- “GE” GLD 4200 dishwasher
- “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)
- 42” upper cabinets
- Decorative round corners on kitchen cabinetry in either smooth, reeded, fluted or rope design
- 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
- Safety GFI electrical outlets in backsplash
- Electrical outlet in island (per plan)
- Designer ceramic tile back splash



**KOHLER.**

Price Pfister



- Designer ceramic tile flooring throughout kitchen and eating area
- “Price Pfister” kitchen faucet (chrome standard)
- Spacious walk-in pantry with automatic electric jamb switch (per plan)

### “VINTAGE SERIES” LUXURIOUS BATH PACKAGE

- Cultured marble or ceramic tile shower walls
- Solid “Vikrell” by “Sterling” shower pan
- Cultured marble vanity tops with integral sinks in all full baths
- Porcelain pedestal sink and elongated commode in all powder baths
- Designer framed mirror in all powder baths
- Plate glass mirror over vanities with custom wood header
- Clear or obscured glass shower enclosure (chrome or satin trim standard)
- 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)
- Tip out storage tray at vanity sinks
- Humidity reducing bath ventilation
- “Jetta” brand Jacuzzi garden tub with cultured marble or ceramic tile splash surround
- Coordinating bath accessories – towel rings / bars and tissue holders
- Energy efficient 50 gallon gas water heater
- Recessed can lighting (per plan)
- “DenShield” backer-board in all ceramic tiled wet areas to prevent water penetration
- Safety GFI electrical outlets in all baths

### “VINTAGE SERIES” ENERGY EFFICIENT PACKAGE

- High efficiency “Trane” 13 Seer rating air conditioner – smooth, quiet and reduces energy usage

- HVAC unit suspended in attic to reduce noise and maximize interior living space
- Solid vinyl thermal pane windows
- 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
- Family, Study, and all bedrooms are blocked and wired for ceiling fans

**“VINTAGE 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 customer’s 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)

**“VINTAGE SERIES” DESIGN PACKAGE**

- Fiberglass front door (several designer glass inserts to choose from)
- Patio garden door with tilt & raise integral blinds (per plan)
- “Masonite” designer interior doors (many style options)
- “Sherwin Williams” water base interior flat latex paint
- 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, kitchen, dining area and entry (crown mould in study per plan)
- Buyer’s choice of either stained or painted base boards, door casings and crown moulding
- 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)
- 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)
- Vintage Series designer ceramic tile floors (entry, kitchen and eating area, baths and utility room)
- “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 wood or wrought iron spindles (per plan)
- Solid core garage access door

- Single key deadbolt locks on all exterior doors
- Interior door 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)
- Vintage Series “Mohawk” and “Shaw” FHA approved naturally stain resistant fiber carpet with 6lb. pad

**“VINTAGE SERIES” TIMELESS EXTERIOR PACKAGE**

- “QBW” transferrable 10 year limited structural warranty
- Brick mailbox with concrete pre-cast address number plate
- Brick details include row locks, soldier course, quoins, arches and keystones (per plan)
- Vinyl windows (choice of color)
- Divided light 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
- Covered patio (per plan)
- Exterior lighting (soffit mini cans 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)
- 30-year composition roof
- Fully automatic programmable sprinkler system

Price Pfister



TempleInland

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

**“VINTAGE SERIES” PLUMBING FEATURES**

- “PEX” water line system
- Two exterior frost-proof hose bibs
- Icemaker water connection at kitchen refrigerator
- PVC drain lines
- Gas heating furnace(s) – 80% AFUE
- Three gas drops (furnace(s), fireplace, water heater)
- Energy efficient 50 gallon gas water heater
- “Price Pfister” plumbing fixtures in all baths (chrome standard)
- All sinks and commodes equipped with easy access shut-off valves
- “Jetta” brand whirlpool tub in master bath
- “Vikrell” by “Sterling” tub / shower units 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

**“VINTAGE SERIES” CONSTRUCTION FEATURES**

- “QBW” transferrable 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
- 30-year composition roof with 30lb. felt paper underlayment
- 7/16” oriented strand board or Temple-Inland Quiet Brace structural wall sheathing
- “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

**"VINTAGE 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
- 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)
- Weatherproof outlets on front porch and rear patio (per plan)
- Standard outlets per city code requirement



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

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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.

