

Standard Features

Foundation and Framing:

- Engineered post-tension foundation
- Wood framing at foundation pre-treated for termites with Bora-Care
- Built-in pest control system with exterior access port (activation of service optional)
- All exterior/interior wall framing on minimum of 16" centers

Exterior Features:

- Choice of classic brick for standard elevations
- Buff mortar on select elevations
- Exposed aggregate finish on front porch, driveway and lead walk
- 36-inch wide, knotty alder front door
- Cedar-clad garage door with openers
- 35 year Atlas Pinnacle Pristine shingle with limited lifetime warranty
- Insulated, vinyl, Low-E, double paned windows with screens
- Custom address plaque
- 6-foot stained cedar fence with steel posts, 5-foot black powder coated steel fence, or 6-foot masonry wall (per lot location)
- Full guttering
- Hose bib in front and rear of home

Gourmet Kitchens:

- Bronze level, 42" tall, raised panel, red oak or paint grade custom hand-finished cabinets in choice of level 1 finishes
- Over-sized kitchen island (per plan)
- Level 2, 3cm granite counter top with demi edge and under-mount 50/50 stainless steel sink
- Level 2 tile backsplash installed straight
- Stainless Delta faucet with pull-out spray
- 1/2 HP garbage disposal
- Icemaker connection for future refrigerator

Stainless Appliances (Whirlpool®):

- Stainless 30" gas cook top, with 4 sealed burners
- Stainless vent-hood, vented to outside
- Stainless 30" self-cleaning wall oven, with glass touch display
- Stainless built-in microwave oven
- Energy Star certified, stainless dishwasher with concealed controls

Baths:

- Bronze level, 36" tall, raised panel, red oak or paint grade cabinets in choice of level 1 finishes
- Ergonomic single lever Delta faucets for sinks in choice of chrome, stainless or venetian bronze in all secondary baths
- Choice of Delta ergonomic one-handle or traditional 8" wide-spread faucets for sinks in master bath
- Dual sinks in master bath with knee space
- Extra-large master shower (per plan) with 36" wide doorless entry, walls and shower base clad in Level 2 tile, shower seat level 1 cultured marble
- Elegant pedestal sink in powder bath (per plan)
- Level 2 tile on tub wall of secondary baths
- Framed (Level 1) mirrors for master and powder baths (per plan)
- Comfort height, elongated commodes in all baths

Bathroom Vanity Countertops:

- Level 1, 2cm granite in master bath with under-counter mounted sinks
- Level 1 cultured marble with oval integral sink in all full secondary baths
- 4" matching backsplash for all bath counter tops

Other Cabinetry:

- Comfort height cabinet in laundry room

Flooring:

- Level 1, 5" engineered, smooth, hardwood in choice of 3 stain colors, in foyer and gallery (per plan)
- Level 2 ceramic tile in kitchen/breakfast, laundry room, mud room (per plan) and all baths
- Level 1 cut pile carpet, in all other areas with 3/8" five-pound rebond pad

Family Room Fireplace:

- 36" gas fireplace
- Brick, natural stone or painted brick surround (per elevation), with raised hearth
- Choice of rough or smooth stained cedar mantle

(Continued on back)

Standard Features

Lighting/Wiring:

- Decorative lighting package in brushed nickel or oil-rubbed bronze, with ceiling fan in family room; Austin or Dallas Package
- Recessed can lighting in family room, kitchen, master shower, secondary bath tubs, front porch and back patio (per plan) with compact fluorescent bulbs
- Decora (rocker style) light switches throughout
- Cable TV jacks in family, master bedroom, flex, study, game room and media (per plan) in designated locations
- Telephone jacks in master bedroom, flex, study and media (per plan) in designated locations
- Secondary bedrooms, study, game room, media, flex (10 x 10 or larger) are wired, blocked and switched for future fans (per plan)
- Security system with one keypad located at entrance to garage, and prewired for 2 additional, optional, keypads
- Doorbell with chime

Interior Doors and Trim:

- 8-foot, two-panel, smooth interior doors with Kwikset lever door handles in choice of satin nickel or venetian bronze finish
- 5.25" (Level 2) base trim throughout
- Level 2 decorative door casing throughout
- Single-step crown molding (Level 1) in entry foyer and gallery (per plan)

Interior Paint and Texture:

- "Orange peel" texture on all sheetrock walls
- Choice of one, Level 1, flat wall color for all walls, ceilings and closets
- Classic latex, enamel paint for all doors and trim in choice of two colors

Garage:

- Walls and ceiling textured and painted same as main house
- 5.25" (Level 2) base trim installed at the bottom of sheetrock
- Fold-up wood stairs to attic

Plumbing:

- Natural gas connections run to furnace, water heater, cook top, fireplace
- Tankless water heater system
- PEX water supply lines
- Easily accessible water cutoff inside the home

Energy Efficiency and Green Living:

- Green Built Texas (GBT) Certified
- Energy Star Certified
- R15 fiberglass blown insulation in exterior walls
- R38 fiberglass blown in all flat ceilings and attic
- Energy inspection and envelope tightness testing by independent certified third party
- Energy efficient 16 SEER air conditioning and natural gas heat system
- Programmable, multi-stage, digital thermostat with large backlit display
- Radiant barrier roof decking
- MERV 8 filters for AC return (improves indoor air quality by reducing particulate matter, dust, etc.)
- Mechanically controlled fresh air in-take system that meets the fresh air needs of your home (improves indoor air quality)
- Carbon monoxide detectors and smoke detectors per code
- Full automatic irrigation system
- Rain and freeze sensors on irrigation system
- Full landscaping package

Home Warranty Program:

- 1-year workmanship and materials warranty
- 2-year mechanical delivery system warranty
- 10-year structural warranty

Interior Design Consulting:

- All Grenadier Homes' buyers are provided with 5 hours of individual design consultation from our full time interior design professional, when making their selections at the Grenadier Homes design center
- In addition, buyers are provided with 2 hours of design time, with a design consultant, to preview design choices to customize their home



Grenadier Homes Standard Features List. February 14, 2017

Grenadier Homes reserves the right to alter or change the above standard specification list at any time, without notice. Grenadier Homes reserves the right to add or remove items from this list. Please check with your Grenadier Homes sales person before you purchase for any additions and deletions. Items are subject to availability and certain items are not available on all plans or in conjunction with specific options or features that you may choose. Please see your Grenadier Homes sales person for details.

