



# Standard Features

## Traditional Series



### Impressive Interiors

- ❖ Zero Clearance Gas Fireplace, Ceramic Face & Hearth, Full *Custom* Wood Mantel Surround
- ❖ 9' First Floor Ceilings (2 Story Plans)
- ❖ 10' First Floor Ceilings (Ranches)
- ❖ Extensive Hardwood Flooring in Dining Room, Kitchen, Dinette, Lower Hall, & Study
- ❖ Ceramic Tile Flooring in Bathrooms, Foyer, Powder Room, & Laundry
- ❖ Oak Stair Treads, Oak Railings and Newel Posts, per plan
- ❖ Decorative Crown Molding & Chair Rail in Dining Room
- ❖ Six Panel Semi-Solid Core Masonite Interior Doors, Finished with Semi-Gloss
- ❖ Plush Carpet Allowance in Living Room, Family Room, and in all Bedrooms and Closets
- ❖ Smooth Finish Ceilings and Walls with Two Coats of Flat Latex with a Choice from 3 Designer Colors
- ❖ 3 ½" Colonial Door & Window Casing with 5 ¼" Colonial Baseboard
- ❖ Window Trim Picture Framed Top and Sides with Bottom Apron
- ❖ Decorative Satin Nickel Hardware with Lever Handle Sets
- ❖ *Closet Maid* Shelving

### Elegant Baths

- ❖ Luxurious Master Bath including Soaking Tub with Ceramic Tile Surround, Separate Fiberglass Shower, Vanity with His/Her Sinks, and Ceramic Tiled Floor
- ❖ One Piece Fiberglass Tub/Shower Units with Tile Surround
- ❖ Moen Bathroom Chrome Faucets & Fixtures
- ❖ Moen Pressure Balance Tub & Shower Faucets
- ❖ Cultured Marble Vanities with Integrated Sinks
- ❖ Elongated Commode in all Baths
- ❖ Decorative Mirror over Vanities
- ❖ Stylish Bath Accessories

### Gourmet Kitchens

- ❖ Norcraft Hardwood Cabinets with 36" Wall Cabinetry, Available in a Variety of Door Styles and Finishes
- ❖ Stainless Steel Appliances including Electric Range, Microwave, Dishwasher, & Garbage Disposal
- ❖ Ice Maker Line Provided
- ❖ Natural Granite Countertops with Ceramic Tile Backsplash
- ❖ Under Mount Stainless Steel Sink with Faucet Spray

### Reliable Systems

- ❖ Direct Vent Hi-Efficiency Gas Forced Hot Air Furnace with Humidifier Programmable Thermostat
- ❖ Central Air Conditioning, sized per plan
- ❖ High Efficiency 75 Gallon Quick Recovery Direct Vent Gas Water Heater
- ❖ Washer & Electric Dryer Connections
- ❖ Cabinet-type Laundry Sink
- ❖ 2 Frost Free Hose Faucet Connections, Front & Rear

### Distinctive Exteriors

- ❖ Masonry Front Façade, when applicable
- ❖ Premium Low Maintenance Vinyl Siding
- ❖ 30-year Architectural Style Roof Shingles with Continuous Roof Ridge and Soffit Venting
- ❖ *Pella* White Clad Windows with Low "E" Glazing and Grids within Glass
- ❖ *Pella* Clad Insulated Thermopane Sliding Door with Screen and Grids within Glass
- ❖ *Pella* Insulated Front Entry Door, design per plan
- ❖ Steel Insulated Garage Service Door
- ❖ Steel Insulated Raised Panel Overhead Garage Door with Electric Openers
- ❖ Concrete Steel Reinforced Walk to Front Entry
- ❖ 16' x 14' Steel Reinforced Concrete Rear Patio
- ❖ Asphalt Paved Driveway
- ❖ Professional Landscaping Package including Grading and *Hydro-seeding* of All Disturbed Areas
- ❖ 30 Head Automatic Lawn Sprinkler System

### Uncompromising Construction Detail

- ❖ 2' x 6" Exterior Wall Construction on Heated Areas
- ❖ Air Infiltration Reducing Housewrap on Heated Areas
- ❖ Two Car Garage
- ❖ R-21 Wall and R-38 Ceiling Insulation
- ❖ Perimeter Foundation Drainage System
- ❖ 8' Exterior Steel Reinforced Poured Concrete Foundation Walls, Framed to Floor, with R-11 Insulation, & Sheetrocked
- ❖ ¾" T&G Subfloor Glued and Screwed
- ❖ Steel Reinforced Concrete Garage Floors
- ❖ Garage Sheetrocked and Taped One Coat
- ❖ Comprehensive Builder Warranty
- ❖ Public Water, Sewer, and Natural Gas Services

### Electrical Solutions

- ❖ 200 Amp Underground Electrical Services
- ❖ Generous Lighting Allowance, per plan
- ❖ 2 Phone jacks with Interface
- ❖ 3 Cable Television Outlets
- ❖ Hardwired First Floor Security System
- ❖ 2 GFCI Electric Outlets, Front & Rear
- ❖ Smoke and Carbon Monoxide Detectors, per code
- ❖ Lamp Post Wiring and Installation
- ❖ Exhaust Fan in All Bathrooms
- ❖ Wiring for Ceiling Lights in All Bedrooms and Walk-In Closets



ALWAYS EXTRAORDINARY

TRALONGO HOMES

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# Standard Features

## Signature Series



### Impressive Interiors

- ❖ Zero Clearance Gas Fireplace, Marble Face & Hearth, Full *Custom* Wood Mantel Surround
- ❖ 9' First Floor Ceilings (2 Story Plans)
- ❖ 10' First Floor Ceilings (Ranches)
- ❖ Extensive Hardwood Flooring using 3 1/4" Select Oak in Dining Room, Kitchen, Dinette, Lower Hall, Living Room, Family Room & Study with 3 Coats of Clear Finish
- ❖ Ceramic Tile Flooring in Bathrooms, Foyer, Powder Room, & Laundry
- ❖ Oak Stair Treads with Rounded Starter Step, Oak Railings and Newel Posts, per plan
- ❖ Decorative Crown Molding & Chair Rail in Dining Room with Paneling Below
- ❖ Decorative Crown Molding in Living Room
- ❖ Six Panel Semi-Solid Core Masonite Interior Doors, Finished with Semi-Gloss
- ❖ Plush Carpet Allowance in all Bedrooms and Closets
- ❖ Smooth Finish Ceilings and Walls with Two Coats of Flat Latex with a Choice from 3 Designer Colors
- ❖ 3 1/2" Colonial Door & Window Casing with 5 1/4" Colonial Baseboard
- ❖ Window Trim Picture Framed Top and Sides with Bottom Apron
- ❖ Decorative Satin Nickel or Oil Rubbed Bronze Hardware with Lever Handle Sets
- ❖ *Closet Maid* Shelving

### Elegant Baths

- ❖ Luxurious Master Bath including Whirlpool Tub with Ceramic Tile Surround, Separate Tiled Shower Walls with Glass Door, Vanity with His/Her Sinks, and Ceramic Tiled Floor
- ❖ One Piece Tub/Shower Units with Tile Surround
- ❖ Moen Bathroom Satin Nickel Faucets & Fixtures
- ❖ Moen Pressure Balance Tub & Shower Faucets
- ❖ Cultured Marble Vanities with Integrated Sinks
- ❖ Elongated Commode in all Baths
- ❖ Decorative Mirror over Vanities
- ❖ Stylish Bath Accessories

### Gourmet Kitchens

- ❖ Norcraft Hardwood Cabinets with 36" Wall Cabinetry, Available in a Variety of Door Styles and Finishes
- ❖ Decorative Crown Molding Above Kitchen Cabinets
- ❖ Kitchen Aid Architect Series Appliances including Electric Range, Wall Oven with Microwave, Dishwasher, & Garbage Disposal
- ❖ Ice Maker Line Provided
- ❖ Natural Granite Countertops with Ceramic Tile Backsplash
- ❖ Under Mount Stainless Steel Sink with Satin Nickel Faucet Spray

### Reliable Systems

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- ❖ Programmable Thermostat
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- ❖ *Pella* Clad Insulated Thermopane Sliding Door with Screen and Grids within Glass
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