

# STANDARD FEATURES

## Tanner Trails

The following quality features are standard and included in all Faganel Builders Tanner Trails homes:

### INTERIOR FEATURES

- + Shaker style flat panel Maple doors (Kitchen upper wall cabinets with crown molding. Butler pantry, per plan)  
Cabinet hardware  
Planning desk w/base cabinet and desk drawer (where applicable)
- + Custom Kitchen with Built-in Whirlpool appliances: 27" single wall oven, 30" Sealed burner gas cook top with vented Microwave above and Dishwasher (stainless steel)
- + Granite Counter tops; throughout Kitchen & Butler Pantry  
Recessed light over Kitchen sink & master tub
- + 9' first floor ceilings
- + Custom Oak stairs with carpet runner
- + Stained Oak railing at foyer overlook (per plan)
- + Direct vent energy efficient fireplace with remote control start includes brick face, flush hearth & stained mantle
- + Satin Nickel (#619) finish on all door hardware  
Six panel colonist smooth doors
- + Larger painted 5 ¼" base and 3 ½" casing (excludes closets, laundry/mudroom, pantry & secondary bedrooms, & baths)  
Painted 3 ½" casing on interior windows
- + Oak floors in Foyer, Kitchen, Dinette, Lower Hall and Powder Room  
Oak floors in Mud Room (per plan)
- + Ceramic tile floors in bath areas (per plan)  
Ceramic tile floor in Laundry Room  
Large walk-in closets in Master Suites
- + Central Air Conditioning
- + Full Basement (no crawl space)  
200 AMP electrical service
- + Two TV & Two Phone or Data Jack locations  
\$1,000 light fixture allowance  
Smoke detectors on each level of home (incl. all bedrooms) with battery back-up and C.O. detector located on 2<sup>nd</sup> floor

### PLUMBING

Laundry hook-up with vent and standpipe  
42" x 60" soaking tub (per plan) in Master Bath with separate shower  
Moen Chateau chrome faucets in all baths  
Moen Chateau "posi temp" chrome shower faucets- all baths  
cultured marble vanity tops in all Baths  
16-gauge stainless under mount  
(8" deep double equal) Kitchen sink  
Garbage Disposal  
Sump pump

### EXTERIOR

- Brick or Stone exterior front elevation (per plan)  
Maintenance free vinyl siding  
Maintenance free aluminum fascia, soffits, downspouts & oversize gutters
- + Pella vinyl single hung windows with advanced Low-E Insulating double-pane glass with Argon Gas & screens & Energy Star Rated windows.  
Architectural Roofing Shingles (30-yr. manu. warranty)  
Two exterior GFI electrical outlets  
Two frost proof sillcocks  
Three car garage w/outlets for garage door openers (per plan)  
Asphalt driveway  
Concrete service walk from front stoop to driveway  
Doorbell chime front door
- + Deadbolts on exterior doors (front and back)  
Garage dry walled and fire-taped
- + Insulated raised panel steel garage door  
Sod Front Yard, Seeded Side and Rear & Parkway tree
- + **STATE-OF-THE-ART, HIGH PERFORMANCE, HEALTHY, COMFORTABLE HOME FEATURES**  
FAGANEL BUILDERS MILLENNIUM III PACKAGE:  
+ CELLULOSE ceiling insulation (R-49 where practical)  
+ CELLULOSE wall insulation (R-21 composite wall, where practical)
  - Cellulose increases R-Values
  - Reduces sound transfers
  - Insect resistant
  - Fire retardant
  - Mildew resistant
- + 95% high efficiency variable speed furnace  
Energy Recovery Ventilation with HEPA filter (providing efficient, continuous fresh air)  
13 seer air conditioning  
Day-Night deluxe programmable thermostats
- + High efficiency 50 gallon power-vented water heater
- + House wrap
- + Passive radon mitigation with a sealed sump pit
- + Foam sealed
  - Sill plates
  - California corners-allows insulation to be installed into corners
  - All holes through wall plates are sealed with foam preventing air infiltration
- + Delta-MS (Membrane System) Foundation Waterproofing with Revolutionary Foundation Drainage Plane
- + Raised Heel Engineered Trusses (for tighter more structurally sound home)
- + Screwed and glued sub-flooring 1<sup>st</sup> & 2<sup>nd</sup> floors
- + Seasonally adjustable HVAC supply lines
- + High return vents on 1<sup>st</sup> & 2<sup>nd</sup> floor
- + Honeywell humidifier with "new" water saver
- + Blower door and infra red tests
- + 2 year heat, cooling and comfort guarantees

Due to our continuing efforts to improve our home plans and provide our customers with greater value, the plans, specifications and dimensions shown on this brochure may vary and are subject to change without notice. All customers should refer to their actual plans and specifications for detailed and final information. This brochure is only intended for information purposes. (Effective 10-20-16)

**ASK ABOUT HOW BUYERS SUPPORT PROGRAM HELPS YOU SELL YOUR HOME**

**CALL (630) 482-2400 or (630) 253-2976**

**Or visit our website at: [www.faganelhomes.com](http://www.faganelhomes.com)**

