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# STANDARD FEATURES

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## Tanner Trails

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

### INTERIOR FEATURES

- + 9' first floor
- + Oak floors in Foyer, Lower Hall  
Kitchen, Dinette and Powder Room
- + Quality Brand Raised Panel Birch Kitchen cabinets with 36" uppers & crown molding (butler pantry, per plan.)  
Planning desk w/base cabinet and desk drawer (where applicable)
- + Granite Counter tops; throughout Kitchen, Island & Butler Pantry  
Recessed light over Kitchen sink
- + Custom Oak stairs with carpet runner
- + Whirlpool appliances: 27" Double oven, 30" Sealed burner gas cooktop w/OTR Microwave Hood and Dishwasher
- + Direct vent fireplace with glass front & remote start
- + Brick front on fireplace
- + Satin Nickel (#619) finish on all door hardware  
Six panel colonist textured doors  
Oak railings on foyer side (stained)  
Laundry hook-up with vent and standpipe  
No wax vinyl sheetgoods in Laundry Room  
Large walk-in closets in Master Suites w/ switched lights
- + Central Air Conditioning
- + Full Basement  
200 AMP electrical service
- + Ceramic tile floors in bath areas (per plan)
- + Two TV & phone locations  
\$650 light fixture allowance  
Smoke detectors on each level of home (incl. all bedrooms) with battery back-up
- + Deadbolts on exterior doors (front and back)
- + Larger painted 5 ¼" base and 3 ½" casing (excludes closets, laundry/mudroom, secondary bedrooms, & baths & pantry)
- + Painted 3 ½" casing on all interior windows

### PLUMBING

42" x 60" soaking tub in Master Bath with separate shower  
Moen Chateau single lever faucets in all baths  
Moen Chateau "posi temp" shower faucets in all Baths  
Cultured marble vanity tops in all Baths

### EXTERIOR

#### Maintenance free vinyl siding

Maintenance free aluminum fascia, soffits, gutters and downspouts

Brick front (as per plan)

- + Vinyl "Low E" single hung thermopane windows with screens

Architectural Roofing Shingles

Two exterior GFI electrical outlets

Two frost proof sillcocks

Three car garage w/outlets for garage door openers (per plan)

Three car asphalt drive (1200 sq. ft. allowance) (per plan)

Concrete service walk from front stoop to driveway

Doorbell chime front door

Garage drywalled and fire-taped

- + Insulated raised panel steel garage door with lights  
Sod Front Yard, Seeded Side and Rear  
Parkway tree

### COMMON SENSE ENERGY FEATURES

#### FAGANEL BUILDERS

#### MILLENNIUM III PACKAGE:

- + R-38 CELLULOSE ceiling insulation
- + CELLULOSE wall insulation (R-21 composite wall, where applicable)
  - 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  
13 seer air conditioning  
Day-Night deluxe programmable thermostats
- + High efficiency 50 gallon power-vented water heater  
Faganel's custom continuous taped air seal barrier
- + Active 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 infiltrationSeasonally adjustable main trunk lines
- + Humidifier
- + Blower door and infra red tests
- + 2 year heat, cooling and comfort guarantee
- + NASA approved ultra violet air filter

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PROGRAM HELPS YOU SELL YOUR  
HOME**

**CALL (630) 907-6100**

Or visit our website at:

**www.faganelhomes.com**

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