



TRINITY

H O M E S

Warranty Information

Lifetime - Delta®

All parts and finishes of the Delta faucet are warranted to the original homeowner to be free from defects in material and workmanship for as long as the original customer owns their home.

Fifty Year - Reynolds® Building Products

Vinyl siding will not crack, split, blister, check, corrode, flake or peel as a direct result of manufacturing defects. It is transferable at a cost of \$100.

Thirty-Five Year - Limited Structural Warranty

Home will be free of structural defects in materials or workmanship for a period of 35 years. This warranty is transferable.

Thirty Year - Basement Waterproofing **

Tuff-n-Dri® exterior foundation waterproofing system has a 30-year limited warranty.

Twenty-Five/Thirty Year - Owens Corning®

1-year full coverage on roof shingles on any defects. Balance of warranty is prorated per schedule listed on manufacturer's warranty. Standard shingles carry the 25-year warranty and Architectural shingles carry the 30-year warranty.

Five Year -Lennox® Heating & Cooling Products

1-year full warranty coverage. 5 years on parts. The furnace has a 20-year warranty on the heat exchanger.

Five Year -Merillat® Cabinetry

Cabinetry will be free from defects in material and workmanship under normal use for a period of 5 years from the date of closing.

One Year - Mechanical Warranty

All appliances, plumbing, electric and heating are covered for a period of one year.

Hot Water Tank – Bradford®

6 years on tank parts. Labor is covered for the first year with any manufacturer defects.

Windows – MI Windows and Doors®

The mechanical parts and insulated glass carry a non-prorated limited lifetime warranty to the original owner.

PEX Waterlines®

25 years for tubing, fitting, and rings. 2 years for all other components

Locks -Schlage®

Lifetime mechanical warranty and 10-year durable finish warranty.

General Warranty Information

In general, all manufacturer warranties do not cover labor after the first year and is the responsibility of the homeowner.

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*The warranty information contained herein is a general representation of the guarantees provided by the manufacturers. For the exact terms and conditions, please refer to the specific warranty for each item. Suppliers may change without written notice. 4/2015



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Standard Features

Custom Interior Features

- **Merillat®** Spring Valley cabinetry and vanities (per subdivision)
- **Schlage®** satin nickel interior door hardware
- **Mansfield®** elongated water saver toilets
- **Insinkerator®** 1/2 horsepower kitchen garbage disposal
- **Armstrong Stratamax** no-wax vinyl flooring (per plan)
- Cultured marble countertops with integral sink in main and master baths
- **Mansfield®** pedestal sink in 1/2 bath (per plan)
- 7/16" Rebonded carpet pad 6#
- Mirrors in all baths
- Bathtubs with ceramic walls in tub and shower (per plan)
- Ceramic/plastic towel bars and paper dispensers
- GFI bath and kitchen outlets
- **Wilsonart®** laminate countertops available in many designer colors
- **Mohawk®** wall-to-wall stain resistant carpeting
- Lower oak railing (per plan)
- Vinyl clad ventilated shelving in all closets
- Walk-in closet in master bedroom (per plan)
- **Maxim®** designer light fixtures
- Decorative textured ceilings
- Doorbell and chime
- **Nutone®** non-vented range hood
- **Delta®** water saver shower heads and anti-scald valves in all showers
- **Delta®** single lever faucets with water saving low maintenance features
- **Delta®** single lever faucet in kitchen with double stainless sink
- Door stops on all doors
- Hampton fireplace mantle (w/ purchase of fireplace)
- Convenient first or second floor laundry (per plan)
- Ranch plans feature 2-full baths (per plan)
- Two-story plans feature 2-1/2 baths (per plan)
- Extra electrical receptacles above kitchen countertop space for convenience
- Painted woodwork and six panel doors

Distinct Exterior Features

- Vented soffits and roofs for improved heating and cooling efficiencies
- Enviro-Dri Barrier (exterior air/moisture barrier) house wrap
- Exterior flashing tape at windows and sliding patio door (sides and top)
- **Sherwin Williams®** exterior paints and stains
- **LP Smartside®** trim (per plan)
- Stucco stone, brick, stucco, **LP Smartside®** siding, trim, cedar or vinyl exteriors (per plan)
- Architecturally designed elevations for enhanced curb appeal
- Seamless aluminum gutters and downspouts
- **Amarr®** raised steel panel overhead garage door(s)
- **Therma-Tru®** Steel insulated exterior doors
- **Schlage®** satin nickel front door lockset and deadbolt
- 3-tab roof shingles with 25-year or Dimensional shingles with A limited lifetime manufacturers warranty (per subdivision)
- Felt paper and ice guard under roof shingles
- **MI Windows and Doors®** low-e dual pane insulated glass vinyl windows
- Full lite glass door or sliding glass low-e patio door at rear (per plan)
- Light fixtures at all exterior doors
- Two coach lights at garage overhead door
- Wood stoop at rear exit(s)
- Your choice of exterior colors at our Design Center
- Downspouts connected to street (as site conditions allow)
- Front, sides and 10' behind foundation sodded (corner lots fully sodded) (per subdivision)
- Landscape package with mulch bed
- Positive grade around home to insure proper drainage
- Pre-engineered site planning
- Remote exterior meters for utilities
- Underground utilities
- Concrete public sidewalks (per subdivision requirements)
- Two exterior GFI outlets
- Two frost proof exterior water faucets
- Mailbox
- Asphalt driveway
- No identical home elevations permitted side by side or across the street for improved neighborhood appearance

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Mechanical Systems

- 220v electric dryer outlet
- 220v electric range outlet
- **Tuff-N-Dri®** Foundation waterproofing system w/ 30 yr manufacturers warranty
- (3) phone outlets complete
- (2) cable television outlets complete
- Garage door opener outlet R/I
- **G.E.®** dishwasher (per subdivision)
- **G.E.®** range (per subdivision)
- Security system pre-wire
- **Lennox®** High efficiency gas furnace
- **Lennox®** air conditioner
- Air infiltration package to improve energy efficiency
- Adjustable dampers on all heat runs for balance and comfort (per plan)
- Cold air returns in all bedrooms for better circulation (per plan)
- R-17 average value of exterior wall cavity insulation (value will vary depending on exterior finishes)
- Floor cantilevers insulated with R-19
- R-30 ceiling insulation (per plan)
- Washer/Dryer connections
- **PEX®** water lines
- Interior water shut off valve
- **Bradford White®** Electric Water Heater 50 Gal
- Copper electrical wiring
- Sump pump in basement
- Drain tile on inside perimeter of basement to channel water to sump pump
- Smoke detectors on all levels and bedrooms
- CO Detector outside sleeping areas

General Warranties and Inspections

- Limited 35-year transferable structural warranty as defined in the Homeowner's manual
- Extensive manufacturers warranties
- Regular on-site quality control inspections by experienced construction supervisors and managers
- All local, city or municipal code inspections
- Competitive financing programs available through **Developer's Mortgage Company®**
- Professional assistance at our Design Center
- Homebuyers inspection program

Structural Components

- 3/4" tongue and groove sub-flooring, nailed, glued, and screwed down fully to minimize floor squeaks
- 7/16" OSB exterior wall sheathing
- 12 course standard block basements with steel reinforcements for assured structural stability
- Stick-built deck and wall construction
- Kiln dried lumber
- Minimum 2x4 wall construction 16" on center, including interior walls (per plan)
- Wood bridging between floor joists, excluding engineered I joist systems
- Added wood blocking at corners (no metal clips for better drywall appearance)
- Engineered roof truss system (per plan)
- 7/16" OSB roof sheathing with H-clips
- Footer and block foundation under porches to prevent settling (per plan)
- Steel I beam and stanchion post basement construction for assured structural support (per plan)

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