

**MASHBURN  FAIRES**  
**H O M E S**

[www.mfhomes.com](http://www.mfhomes.com)

# CLASSIC SERIES



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## PROFESSIONAL ACCOMODATIONS

- Up to 4 hours of professional design consultation at our Design Center.
- Scheduled Pre-Construction, Pre-Drywall & Final Orientation Meeting with your home builder
- Customer Care and Warranty Services
- “QBW” transferrable 10 year limited structural warranty

## “CLASSIC SERIES” GOURMET KITCHEN PACKAGE

- 2 CM granite counter tops
- 2 CM granite raised bar top (per plan)
- 2 CM granite kitchen island top (per plan)
- Lexicon drop-in sink (50/50 with choice of color)
- “GE” 30” self-cleaning electric smooth surface or gas free-standing cooktop oven / range
- “GE” “SPACEMAKER” microwave oven
- “GE” GLD 4200 dishwasher
- “Whirlpool” ½ HP disposal
- Custom cabinetry (Oak, Maple, Knotty Alder or Painted)
- Raised panel cabinet doors with hidden hinges (Oak, Maple, Knotty Alder or Painted)
- 38” upper cabinets
- Designer hardware on cabinet doors and drawers
- Pullout trash container storage (per plan)
- Cookie sheet holder (per plan)
- Adjustable shelves in pantry (per plan)
- Recessed can lighting (per plan)
- Safety GFI electrical outlets in backsplash
- Electrical outlet in island (per plan)
- Designer ceramic tile back splash
- Designer ceramic tile flooring throughout kitchen and eating area
- “Price Pfister” kitchen faucet (chrome standard)
- Spacious walk-in pantry (per plan)



## “CLASSIC SERIES” LUXURIOUS BATH PACKAGE

- Solid “Vikrell” by “Sterling” shower pan and walls
- Cultured marble vanity tops with integral sinks in all full baths
- Porcelain pedestal sink in all powder baths
- Designer framed mirror in all powder baths
- Plate glass mirror over vanities in full baths
- Clear or obscured glass shower enclosure (chrome or satin trim standard)
- Designer ceramic tile flooring
- Custom cabinets with raised panel doors (Oak, Maple, Knotty Alder or Painted)
- Custom linen cabinets for storage (per plan)
- Humidity reducing bath ventilation
- “Jetta” brand soaker garden tub with cultured marble or ceramic tile splash surround
- Coordinating bath accessories – towel rings / bars and tissue holders
- Energy efficient 40 gallon gas water heater
- Recessed can lighting (per plan)
- “DenShield” backer-board in all ceramic tiled wet areas to prevent water penetration
- Safety GFI electrical outlets in all baths

## “CLASSIC SERIES” ENERGY EFFICIENT PACKAGE

- High efficiency “Ruud” 13 Seer rating air conditioner – smooth, quiet and reduces energy usage
- HVAC unit suspended in attic to reduce noise and maximize interior living space
- Solid vinyl thermal pane windows
- Exterior window perimeters caulked to brick to prevent air leakage
- Energy efficient 40 gallon gas water heater
- GE energy efficient appliances
- Roof vents and continuous soffit venting for improved air circulation

- Extensive insulation package: R13 batts in all exterior walls (excludes garage)
- R-22 insulation in attic knee walls, slopes and under mechanical units
- R-30 insulation blown in flat ceilings
- Recessed dryer connection box (saves space, energy and reduces fire hazard)
- Poly-sealed exterior doors, windows, plumbing and wires to attic to prevent air loss and drafts
- Dow Sill seal under all exterior first level base plates
- R-6 duct work and plenum are double taped, sealed and screwed to reduce air loss
- 80% AFUE Quiet gas furnace reduces energy consumption
- Family room, master bedroom and study are blocked and wired for ceiling fans

**“CLASSIC SERIES” ADVANCED TECHNOLOGY PACKAGE**

- Structured wiring package – Includes pre-wires & trim for the following:
  - Phone (Cat 5) & video cable (RG6 satellite coax) – 6 total drops at customer’s desired locations
- Structured media panel (in interior closet) for all cable and phone connections
- Full State-of-the-Art alarm system with one key pad at garage entry
- Inter-connected smoke alarms in all bedrooms and hallways (AC power with battery backup)

**“CLASSIC SERIES” DESIGN PACKAGE**

- Fiberglass front door (several to choose from)
- Patio garden door (per plan)
- “Masonite” designer interior doors (many style options)



- “Sherwin Williams” water base interior flat latex paint
- Choice of one interior color throughout home
- Hand texture on all ceilings and walls
- Rounded (bull-nose) sheetrock corners on main focal area arches
- Buyer’s choice of either stained or painted base boards and door casings
- 2 ¼ pine or 3” MDF base boards and door casings throughout home
- Out-of-season shelves and rods in master closet (per plan)
- Shoe box storage shelves in master closet (per plan)
- 36” gas burning fireplace with gas logs and remote switch
- Custom single wood mantle over fireplace
- Buyer’s choice of fireplace hearth surround (tile, brick or cultured stone)
- Classic Series designer ceramic tile floors (entry, kitchen and eating area, baths and utility room)
- Toggle switches, plates and covers (white or almond)
- Pull down stair to attic in garage (per plan)
- Custom built staircases and handrail system with wood or iron spindles (per plan)
- Solid core garage access door
- Single key deadbolt locks on all exterior doors
- Interior door levers with oil rubbed bronze or satin finish
- Privacy lock on master bedroom and all bath / toilet areas
- Three ceiling fan installations (included in lighting allowance)
- Classic Series “Mohawk” and “Shaw” FHA approved naturally stain resistant fiber carpet with 6lb. pad

**“CLASSIC SERIES” TIMELESS EXTERIOR PACKAGE**

- “QBW” transferrable 10 year limited structural warranty
- Brick mailbox with concrete pre-cast address number plate

- Brick details include row locks, soldier course, quoins, arches and keystones (per elevation)
- Vinyl windows (choice of color)
- Divided light front windows (per plan)
- Seamless guttering at front entry area
- All furnace and plumbing vent stacks painted to match roof shingles
- Pre-wired for garage door openers
- Covered patio (per plan)
- Exterior lighting (soffit mini cans or coach lights per plan and elevation)
- Professional landscape package (front)
- Tree in front yard (per city and/or subdivision requirement)
- Fully sodded yard (Bermuda standard)
- Weatherproof electric outlets (three standard)
- Frost-proof water hose bibs (two standard)
- 30-year composition roof
- Fully automatic programmable sprinkler system
- "Coronado" cultured stone on front of home (per elevation)

#### **"CLASSIC SERIES" PLUMBING FEATURES**

- "PEX" water line system
- Two exterior frost-proof hose bibs
- Icemaker water connection at kitchen refrigerator
- PVC drain lines
- Gas heating furnace(s) – 80% AFUE
- Three gas drops (furnace(s), fireplace, water heater)
- Energy efficient 40 gallon gas water heater
- "Price Pfister" plumbing fixtures in all baths (chrome standard)
- All sinks and commodes equipped with easy access shut-off valves
- "Jetta" brand soaker tub in master bath
- "Vikrell" by "Sterling" tub / shower units in secondary baths



**Temple-Inland**

**Price Pfister**



**Honeywell**



- Washing machine plumbing connections in utility room
- Master water shut-off valve inside home
- Irrigation backflow located at water heater closet to prevent freezing

#### **"CLASSIC SERIES" CONSTRUCTION FEATURES**

- "QBW" transferrable 10 year limited structural warranty
- Pier and beam or Dug footing foundation (per community)
- Slab poured to approximately 3500 PSI
- 7/8" - "Advantec" plywood sub-flooring on all two-story plans
- Concrete pad for all A/C compressors
- 30-year composition roof with 30lb. felt paper underlayment
- 7/16" oriented strand board or Temple-Inland Quiet Brace structural wall sheathing
- "Simpson" mud seal anchor straps on all exterior base plates
- Treated base plates
- 2 x 4 studs on 16" centers
- "T. J. I." structurally engineered floor joist systems (per plan)
- Power header above 2-car garage opening to prevent failure or sagging
- "Smart Trim" fascia and soffit cornice products

#### **"CLASSIC SERIES" ELECTRICAL FEATURES**

- GFI Safety outlets at locations per city code and plan
- Toggle plates, covers and switches
- Electric dryer connection
- Single recessed eyeball accent light over fireplace with separate switch
- Exterior lighting on front porch, side garage and rear patio (per plan and allowance)
- Attic light by furnace

- Power outlet in attic
- Interior light fixtures (per plan and allowance)
- Recessed can lighting (per plan)
- 2-Gang switch for all braced ceiling fans (light and fan)
- Exhaust fans in all baths
- Weatherproof outlets on front porch and rear patio (per plan)
- Standard outlets per city code requirement

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The specifications listed on the pages above are hereby understood and approved.

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BUYER SIGNATURE

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SALES SIGNATURE

Continuing a policy for constant improvement, the builder reserves the right to make changes in the plans and specification, and to substitute material of similar quality without notice or prior obligation. Features on homes constructed prior to this printing may have different features.

**TempleInland**



**Honeywell**



**JETTA**

**KOHLER.**

Price Pfister

