

ENERGY SAVINGS & HEALTHY LIVING

Texas Homes is constantly working to provide our homeowners energy efficient homes with a healthy living environment for the best value.

- **Energy Efficient** 16.3 SEERZ Daikin Heat Pump air conditioning system environmentally friendly refrigerant with 10 Year parts limited warranty. Strapped and sealed R-8 mylar coated air ducts (propane).
- **Aprilaire®** Fresh Air intake system to replenish fresh air in your home and remove stale air.
- **Energy Efficient** 50-gallon electric-hybrid water heater.
- VOCs (Volatile Organic Compounds) are carbon-based compounds that can easily become vapors or gasses. Texas Homes selects building materials such as carpet and paints that are classified as Low VOC.
- **Energy Efficient LP TechShield®** Radiant Barrier roof decking is used on all Texas Homes. Radiant Barrier works by blocking radiant heat in the roof panel from emitting heat into the home's attic, reducing attic temperatures by up to 30 degrees Fahrenheit.
- Energy conserving R-13 batt insulation at exterior walls, R-22 insulation on sloped ceilings, R-38 blown insulation in ceiling and R-19 insulation in garage ceilings below living areas. Optional blown-in-blanket insulation is available for exterior walls as well as sound reducing insulation for bathrooms and bedroom walls.
- Energy conserving poly sealant around base plates, doors, windows, wall penetrations and air ducts to prevent air infiltration.
- Home is pre-plumbed for water softener.

ADDED VALUE

Communication. During the construction of your home you will have four (4) meetings with your Construction Manager. In addition, as your home nears completion there will be weekly phone calls with your Sales Manager and Construction Manager.

Massey Services Inc.® Pest Prevention Plus system is applied during the construction process, to prevent pest infestations in your home without the indiscriminate use of pesticides associated with in-wall systems.

Convenient 24-hour online customer service request via **Service. Texas-Homes.com.**

DESIGN & CUSTOMIZATION

Customize your home during two personal consultations at our Design Center, as well as a personalized meeting with our home networking, audio, video and home automation consultant.

Included features are per community specifications and are subject to change without notice or prior obligation. Some specifications may not apply to all homes. See a Sales Counselor for more information. REV. 08.05.25



TRILOGY GROVE GARDEN HOMES ~ INCLUDED FEATURES

HOME EXTERIOR & PLAN FEATURES

Trilogy Grove offers high efficiency features with cutting-edge design and a variety of options. Buyers can select from farmhouse, traditional, or modern elevation designs for each floor plan.

- Aesthetically pleasing **Certain Teed® 25 Year** roof shingles.
- 8' fiberglass front entry door with **Kwikset®** handle set featuring **SmartKey™** technology.
- **Energy Efficient** Low-E3 Double paned vinyl windows with decorative grid window pattern on front of home, per elevation.
- Garage is fully sheetrocked, textured, and painted. Heavy-gauge insulated steel garage door with **Liftmaster® WiFi®** garage opener with **MyQ®**
- 8' x 10' concrete patio or deck, per plan.
- Landscaped yards with drought-tolerant bermuda grass and Zoned sprinkler system with **RainBird®** programmable sprinkler controller and rain sensor for all sodded areas and planted beds.
- **Sherwin Williams®** exterior paint



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INTERIOR DETAILS & DESIGN

Texas Homes home plans were designed with careful consideration for how a home will be lived in. When developing a plan, we consider many aspects of how a home will accommodate furniture, the usability of the kitchen, mechanical and plumbing systems and more. However, the house is still a blank canvas that needs your choices of colors and materials to make it a home. We offer popular pre-drawn options for you to choose from and the ability to make a price request for a custom change.

- Custom Monterrey drag drywall finish on walls and ceilings with choice of selected **Sherwin Williams®** decorator paints. 3 1/2” height baseboards throughout the home painted with **Sherwin Williams®** semi-gloss extra white paint.
- Raised panel interior doors with decorator hardware options available (per plan).
- Standard Ceramic Tile flooring at entry, kitchen, breakfast, family and flex areas.
- Ceramic tile flooring at laundry, and all baths.
- Long-life decorator **Shaw®** carpet in a wide choice of colors with 10 yr quality assurance and 3/8” carpet pad in bedrooms and second floor.
- Choice of light fixture packages with satin nickel finish. 52” three-speed reversible ceiling fan in family room and master bedroom. All bedrooms, game room and study are blocked, wired, and switched for future fans with light kit. Decora-style light switches throughout the home.
- **Energy Efficient** flush mount LED lighting and LED bulbs, per plan.
- Hard wired carbon monoxide detectors per plan.
- Hard wired smoke detectors in all bedrooms.

KITCHEN

- Granite countertops with a choice of 4 colors. Upgrade options available.
- Cabinets with choice of stains and styles with 42" upper cabinets. Upgrade options available.
- Stainless-Steel **Samsung®** gas range
- Stainless-Steel microwave, vented to the outside
- **Samsung®** Deluxe appliance upgrade package available.
- **Energy Efficient** Stainless-Steel **Samsung®** Energy Star multi-cycle dishwasher
- Undermount Stainless-Steel double compartment sink with **Moen®** faucet
- **Insinkerator®** brand garbage disposal
- Two stage water filtration system with matching dispenser and connection to refrigerator for icemaker



PRIMARY BATH

Texas Homes luxurious primary bathrooms start with dual vanities, enclosed shower and private water closet with elongated commode.

- Ceramic tile flooring
- **Moen®** faucets with chrome finish and matching **Moen®** bath hardware
- Large primary closet with wood shelving and rods
- LED lighting
- **Sherwin Williams®** semi-gloss wall paint

SECONDARY BATHS & LAUNDRY

Texas Homes secondary bathrooms feature tub shower combination with a porcelain on steel tub with 12” x 12” ceramic tile surrounds.

- Ceramic tile flooring
- **Moen®** Chateau faucets with chrome finish and matching **Moen®** bath hardware
- Granite countertops
- LED lighting
- Wood shelf and rod in laundry room
- **Sherwin Williams®** semi-gloss wall paint



CONSTRUCTION & WARRANTY

Texas Homes plans are designed and engineered for each specific home site. Each home features and engineered post tension foundation with 3000 PSI concrete with pre-pour and post pour engineering inspections.

- **StrucSure Home Warranty** - 10 Year Fully transferrable structural home warranty.
- Framing is 16" on center with double top plates on all exterior and interior walls.
- 3/4” subfloor glued and fastened with ring shank nails on engineered floor joists.
- The Texas Homes building process includes 11 independent inspections of your home during construction. This includes multiple inspections by engineers of the foundation and frame to ensure construction was completed according to the engineered plans. In addition, there are video sewer line inspections prior to slab pour and before move-in to make sure the lines were not damaged during construction.

SECURITY & SMART HOME SYSTEMS

Texas Homes is pleased to offer Home Automation & Security on all our homes. We realize that our customers need more than just a home in the right location, their homes must also compliment their lifestyle. That means providing a home that will perform in today’s digital world.

- The **Quolsys IQ Panel** integrates a smart home controller and alarm system into a single device with a large HD touchscreen, mega pixel camera with wide angle lens and multiple wireless radios to accommodate **WiFi®**, Bluetooth, **Z-Wave®**, LTE technologies. The IQ Panel will allow you to control your home with the smart home application including your alarm, thermostats, garage door, lighting, and other available smart home options.
- Alarm system features wireless backup, glass break sensor, hardwired exterior doors.
- **Skybell®** Slimline **WiFi®** video doorbell
- **Z-Wave®** programmable thermostats to wirelessly control your home comfort.
- Two **Z-Wave®** light switches at your choice of location.
- **Liftmaster® WiFi®** garage opener with **MyQ®**
- Network cannister with power outlet for network equipment, fiber prep and prewire for WiFi mesh network infrastructure.

