HOME FEATURES

EXTERIORS

SIDING:

STANDARD HORIZONTAL SIDING:
Textured Lap Siding Throughout – Painted 2 Sherwin Williams Color (Trim & Body)

UPGRADED BOARD AND BATTEN:
Textured B&B Siding Throughout – Painted 1 Sherwin Williams Color

UPGRADED BOARD AND BATTEN:
Plywood Sheets with Wood Battens Over Top at 16" Spacing.

EXTERIOR PAINT:

SNOWBOUND
GOSSAMER VEIL
FELTED WOOL
URBANE BRONZE
IRON ORE

PASSIVE
TIN LIZZIE
GIBRALTAR
WEB GRAY
CYBERSPACE

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HOME FEATURES

ROOF MATERIAL:

STANDARD COMPOSITE SHINGLE:
30 Year Architectural Asphalt Composite Shingles

UPGRADE COMPOSITE SHINGLE:
Lifetime Architectural Asphalt Composite Shingles

ROOF MATERIAL:

STANDARD SOFFIT/FASCIA:
Open Eaves Painted to Match Trim

UPGRADED SOFFIT/FASCIA:
Aluminum Soffit/Fascia

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HOME FEATURES

EXTERIOR DECKING:

STANDARD:
Trex Enhance with Exposed Fasteners

UPGRADE:
Trex Enhance with Concealed Fasteners

STANDARD:
Trex Enhance with Exposed Fasteners

UPGRADE:
Trex Enhance with Concealed Fasteners

BEACH DUNE
SADDLE
CLAM SHELL
FOGGY WARF
ROCKY HARBOR
TOASTED SAND
COASTAL BLUFF

EXTERIOR RAILING:

STANDARD RAILING:
Painted Steel Railing, Black or White

UPGRADED RAILING:
White Vinyl Railing

UPGRADED RAILING:
Composite Railing

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HOME FEATURES

WINDOWS (Int/Ext Color):

STANDARD WINDOWS:
Builder Grade Vinyl Extruded Dual Pane
Low E – White/White

STANDARD WINDOWS:
Builder Grade Vinyl Extruded Dual Pane
Low E – Taupe/Taupe

UPGRADED WINDOWS:
Builder Grade Vinyl Extruded Dual Pane
Low E – Black/Black or Other Colors

FRONT DOOR:

STANDARD FRONT DOOR:
Thermatru Smooth Star Fiberglass 2
Panel Square Top (S220 or S8200)

PATIO DOOR:

STANDARD PATIO DOOR:
Thermatru Smooth Star Fiberglass
Full Lite (S140 or S8140)

FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:
Kwikset Hancock Knob –
Polished Chrome, Nickel, Matte Black

OPTIONAL FRONT DOOR HARDWARE:
Harney Hardware Callista –
Chrome, Satin Nickel, Matte Black

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HOME FEATURES

ELECTRICAL/LIGHTING

SWITCH:
Decora

PRIMARY FLUSH-MOUNTS:
Design Classics – 13” LED in Satin Nickel, Matte Black

SECONDARY FLUSH-MOUNTS:
Design Classics 11” LED in Satin Nickel, Matte Black

UNDER CABINET LIGHTING (UPGRADE):
LED Tape with Dimmer/Driver (requires light rail)

CAN/DISK LIGHTS:
Recesso Lighting 6” Canless LED Lights

BATHROOM VANITY LIGHTS:
Design Classics Vashon Bathroom Light w/Cylinder; Satin White Glass in Matte Black, Satin Nickel, Chrome

PRIMARY COACH LIGHTS:
Design Classics Tolman Powder Coated Black

CEILING FANS (UPGRADED):
Minka Aire Vital 44” LED in Flat White, Coal, Oil Rubbed Bronze

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HOME FEATURES

PLUMBING

STANDARD WATER HEATER:
50-gallon Natural Gas/Propane

UPGRADED WATER HEATER:
Tankless Gas; 30-gallon, 40-gallon, 50-gallon electric tank, Hybrid Electric Tank

OPTIONAL SYSTEMS:
Water Softener Loop, Recirc Pump

KITCHEN SINK:

STANDARD KITCHEN SINK:
Drop-In Stainless Steel 18G Single Bowl

UPGRADED KITCHEN SINK:
Drop-In Stainless Steel 18G Double Bowl

UPGRADED KITCHEN SINK:
Drop-In Stainless Steel 18G Asymmetrical Double Bowl

KITCHEN FAUCET:

STANDARD KITCHEN FAUCET:
Moen Chateau One Handle with Side Sprayer - Chrome

UPGRADED KITCHEN FAUCET:
Banbury One Handle Pullout - Chrome, Spot Resistant Stainless

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HOME FEATURES

BATHROOM FIXTURES:

STANDARD BATHROOM HARDWARE:
Chateau - Chrome

UPGRADED BATHROOM HARDWARE:
Banbury – Chrome, Brushed Nickel, Matte Black

STANDARD TUB:
One Piece Fiberglass Tub & Surround Insert

UPGRADED TUB:
Fiberglass Tub – See Surrounds*

VERTICAL WHITE TILE

UPGRADED TUB/SHOWER SURROUND:
Miseno Ready-Set

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HOME FEATURES

STANDARD SHOWER PAN:
Fiberglass Shower Pan

UPGRADED SHOWER PAN:
Tile Set Mosaic Shower Floor

STANDARD SHOWER DOOR:
Clear Glass Enclosure with Frame – Chrome (Shower Only)

UPGRADED SHOWER DOOR:
Clear Glass Enclosure with Frame – Matte Black, Satin Nickel

STANDARD VANITY SINK:
Drop-In Oval (Granite/Quartz)

UPGRADED VANITY SINK:
Vitreous China Undermount Oval (Granite/Quartz)

POWDER PEDESTAL:
Gerber Maxwell

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HOME FEATURES

STANDARD TOILET:
Gerber Maxwell 2 Piece Elongated

UPGRADED TOILET:
2 Piece Elongated Comfort Height

BATHROOM HARDWARE:

STANDARD BATH HARDWARE:
Harney Austin – Chrome or Satin Nickel

UPGRADED (BATH) MIRROR:
Medicine Cabinet

36” Tall

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HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL:
Skip Trowel Wall Texture

UPGRADED WALL:
Level 4 Imperfect Smooth

STANDARD CEILING:
Skip Trowel Wall Texture

UPGRADED CEILING:
Level 4 Imperfect Smooth

STANDARD WINDOWSILLS:
No Sills, 4-Way Wrap

UPGRADED WINDOWSILLS:
¾” Wood Painted Sill

STANDARD BASEBOARD & CASING:
3” MDF Flat Stock Square Edge Casing
5” MDF Flat Stock Square Edge Base

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HOME FEATURES

UPGRADED INTERIOR DOORS:
Masonite Hardboard 2 Panel Square Top
Hollow Core

UPGRADED INTERIOR DOORS:
Masonite Hardboard 2 Panel Square Top
Solid Core

BARN DOOR HARDWARE (PER PLAN):
National Black Hardware

STANDARD DOOR HARDWARE:
Kwikset Hancock Knob –
Polished Chrome

UPGRADED DOOR HARDWARE:
Kwikset Hancock Knob –
Satin Nickel, Matte Black

INTERIOR HAND RAILINGS:
Pony Wall with Shiploose Handrail –
Standard: Wood, Upgrade: Metal

STANDARD INTERIOR STAIR TREADS:
Carpet (Not Provided)

UPGRADED INTERIOR STAIR TREADS:
Flooring Material
HOME FEATURES

STANDARD INTERIOR PAINT:
One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:
Two Tone/Three Tone

STANDARD CABINETS:
KCD Premier Shaker –
White, Kodiak, Sand

UPGRADED (KITCHEN ONLY)
CABINET CROWN MOLDING:
KCD 3" Cove Crown Molding

UPGRADED CABINETS:
KCD Premier Brooklyn –
Gray, Bright White, Slate, Midnight

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HOME FEATURES

STANDARD CABINET HARDWARE:

5" Bar Pulls

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HOME FEATURES

STANDARD COUNTERTOPS:
(Level 1) 2cm Granite – New Caledonia, Valle Nevado

UPGRADED COUNTERTOPS:
(Level 2) 3cm Granite – New Caledonia, Valle Nevado, Crema Atlantico

UPGRADED COUNTERTOPS:
2cm Quartz – Frost, Steel, White Sand

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HOME FEATURES

STANDARD KITCHEN BACKSPLASH:
4" Backsplash with Countertop Material

UPGRADED KITCHEN BACKSPLASH:
3" X 6" White Subway Tile

STANDARD FLOORING:
Johnson SPC – Coffee House

UPGRADED TILE FLOORING:
Daltile Advantage 12"x24"

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UPGRADED FLOORING:

Allwood 7" Engineered

FIREPLACE (WHERE APPLICABLE):

FIREPLACE:

36" Napoleon Ascent with Log Set

FIREPLACE SURROUND & MANTLE:

Stone Surround with Coordinating Hearthstones Mantle
OR 4"x8" Smooth Cedar Beam

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HOME FEATURES

APPLIANCES:

**STANDARD RANGE:**
Whirlpool, GE, or Equal – Black 30” Electric

**UPGRADED RANGE:**
Whirlpool, GE, or Equal – Black 30” Gas

**STANDARD MICROHOOD:**
Whirlpool, GE, or Equal – Black 30”

**STANDARD DISHWASHER:**
Whirlpool, GE, or Equal – 24” Black Resource-Efficient

**UPGRADED REFRIGERATOR:**
36” Whirlpool, GE, or Equal – Black Side by Side with Water/Ice in Door

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HOME FEATURES

FRAMING STRUCTURE

Floor System
*Engineered rim joist with T&G Engineered floor joists. 16" on center
*Underlayment sheathing of 1/4" tongue-in-groove OSB, glued and nailed
*Underlayment areas, 3/8" A/C plywood subfloor on top of 1/4" sub floor as above

Wall System
*8" interior ceiling height
*2"x6" Exterior, 16" on center
*2"x4" Interior, 16" on center, with 2"x6" interior plumbing walls

EXTERIOR FEATURES

Railings
*Standard: Painted Steel Railing, Black or White
*Upgraded: White Vinyl Railing, Composite Railing

Decking
*Composite Decking over open frame deck

Insulation
*Standard Insulation: Fiberglass Batt – Code Required
*Upgraded Insulation: Blown in fiberglass, Additional Fiberglass Batt as available, 1" 1/2 Exterior Foam Board, Closed-Cell Foam

Vapor Barrier
*Tyvek House Wrap – to seal out air and moisture infiltration while allowing structure to “breathe.”

Exterior Siding
*Upgraded: Builder Grade Vinyl Extruded Dual Pane Low E White Vinyl or Tauer/Taupe
*Upgraded: Builder Grade Vinyl Extruded Dual Pane Low E - Black/Black or other colors

VINYL SIDING GLASS DOOR (if plan applicable)

Exterior Sidings
*Standard: TrueWood Textured Lap Siding
*Upgraded: Painted - Fiber Cement Board & Batten, Stained – RS Plywood Sheets

Roof Cover
*Impregnated Felt: 30# Tar/UV Felt or equivalent
*Ice & Water Shield: Tamko Moisture Guard Plus or equivalent
*Standard Roof Material: 30 Year Architectural Asphalt Composite Shingles
*Upgraded Roof Material: Lifetime Architectural Asphalt Composite Shingles

Decking
*Engineered roof trusses with hinged trusses
*5/12 pitch roof system with hinged trusses
*Eave overhang, 12" with 12" on gable ends and 2"x6" fascia. Gable roof.

EXTERIOR FEATURES

Roof/Truss System
*Engineered roof trusses with OSB sheathing to 20 lb. PSF Live load std.
*5/12 pitch roof system with hinged trusses

Windows
*Standard: Builder Grade Vinyl Extruded Dual Pane Low E White/White or Taupe/Taupe
*Upgraded: Builder Grade Vinyl Extruded Dual Pane Low E - Black/Black or other colors
*Vinyl Sliding Glass Door (if plan applicable)

Exterior Doors
*Standard: ThermaTru Smooth Star Fiberglass full lite (S140 or S140)
*Upgraded: ThermaTru Smooth Star Fiberglass 2 Panel Square Top (S220 or S220)

INTERIOR FEATURES

Light Fixtures
*Outlets/Switches – Standard Toggle
*Disk Lights – Recesso Lighting 8" Canless LED Lights
*Primary Flush-Mounts: Design Classics 13" LED in Stain Nickel, Matte Black
*Secondary Flush-Mounts: Design Classics 11" LED in Satin Nickel, Matte Black
*Bathroom Vanities: Design Classics Vashon Bathroom Light with Cylinder Satin

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