HOME FEATURES

EXTERIORS

SIDING:

STANDARD SIDING:
Horizontal 8” Fiber Cement Smooth Lap Siding

UPGRADED SIDING:
Rustic Cedar T&G – Vertical or Horizontal

UPGRADED SIDING:
Panels with Paint Grade, Z-Flash/Reglet Trim

UPGRADED SIDING:
Smooth Board and Batten

UPGRADED SIDING:
Corrugated Metal

UPGRADED SIDING:
Standing Seam

PAINT:
Painted 2 Tone (Trim & Body) - Where Applicable

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HOME FEATURES

EXTERIOR PAINT:

- Snowbound
- Gossamer Veil
- Felted Wool
- Urbane Bronze
- Iron Ore
- Passive
- Tin Lizzie
- Gibraltar
- Web Gray
- Cyberspace

ROOF MATERIAL:

STANDARD COMPOSITE SHINGLE:
30 Year Architectural Asphalt Composite Shingles

UPGRADE COMPOSITE SHINGLE:
Lifetime Architectural Asphalt Composite Shingles

- Rustic Black
- Weathered Wood
- Antique Slate
- Oxford Grey
- Rustic Slate

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HOME FEATURES

UPGRADED ROOF MATERIAL:
TPO Membrane – White & Grey

UPGRADED ROOF MATERIAL:
Metal Corrugated

UPGRADED ROOF MATERIAL:
Metal Standing Seam

SOFFIT/FASCIA:

STANDARD SOFFIT/FASCIA:
Aluminum Soffit/Fascia

UPGRADED SOFFIT/FASCIA:
Fiber Cement Soffit/Fascia

UPGRADED SOFFIT/FASCIA:
T&G Cedar Soffit/Fascia

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HOME FEATURES

EXTERIOR DECKING:

**STANDARD:**
- Trex Select with Exposed Fasteners

**UPGRADE:**
- Trex Select with Concealed Fasteners

PEBBLE GREY  
SADDLE

EXTERIOR RAILING:

**STANDARD RAILING:**
- Painted Steel Railing – Black or White

**UPGRADED RAILING:**
- Horizontal Welded Steel Railing
- Grater Mesh in Wood Frame

WINDOWS (Int/Ext Color):

**STANDARD WINDOWS:**
- Builder Grade Vinyl– Black/Black, White/White, Black/White

**UPGRADED WINDOWS:**
- Marvin Essentials
  - Marvin Elevate

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HOME FEATURES

FRONT DOOR:

STANDARD FRONT DOOR:
Thermatru – Paint Grade Fiberglass
Flush Panel Door

UPGRADED FRONT DOOR:
Thermatru Smooth Star Fiberglass Full
Lite Frosted Flush-Glazed (S2000/S8000)

FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:
Kwikset Milan Lever –
Chrome, Black, Brushed Nickel

UPGRADED FRONT DOOR HARDWARE:
Kwikset San Clemente Handleset

PATIO DOOR:

STANDARD PATIO DOOR:
Thermatru – Smooth Star Fiberglass Full
Lite Flush Glaze

UPGRADED PATIO DOOR:
Marvin Patio Doors

UPGRADED PATIO DOOR:
La Cantina Patio Doors

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HOME FEATURES

EXTERIOR MAN DOOR:

<table>
<thead>
<tr>
<th>STANDARD EXTERIOR MAN DOOR:</th>
<th>UPGRADED EXTERIOR MAN DOOR:</th>
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</thead>
<tbody>
<tr>
<td>Thermatru – Paint Grade Fiberglass Flush Panel Door</td>
<td>Thermatru – Stained Fiberglass Flush Panel Door</td>
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HOME FEATURES

ELECTRICAL/LIGHTING

SWITCH: Decora

PRIMARY FLUSH-MOUNTS: Maxim Trim 9” LED 3000K in Chrome, Satin Nickel, Black

SECONDARY FLUSH-MOUNTS: Maxim Trim 5” LED 3000K in Chrome, Satin Nickel, Black

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

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

BATHROOM VANITY LIGHTS: Maxim Rail LED Vertical in Chrome, Satin Nickel, Black

PRIMARY COACH LIGHTS: Nuvo Black Outdoor Wall Light

CEILING FANS (UPGRADED): Minka Aire Airetor III 54” LED Fan in Flat White, Brushed Nickel, Silver, Coal, 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:
Undermount Stainless Steel
16G Single Bowl

UPGRADED KITCHEN SINK:
Undermount Stainless Steel
16G Double Bowl

UPGRADED KITCHEN SINK:
Undermount Stainless Steel
16G asymmetrical Double Bowl

UPGRADED KITCHEN SINK:
Apron Front Ceramic Farmhouse

UPGRADED KITCHEN SINK:
Apron Front Stainless

KITCHEN FAUCET:

STANDARD KITCHEN FAUCET:
Genta One Handle High Arc-Chrome

UPGRADED KITCHEN FAUCET:
Genta One Handle High Arc – Matte Black, Stainless

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HOME FEATURES

BATHROOM FIXTURES:

STANDARD BATH HARDWARE:
Moen Genta - Chrome

UPGRADED BATH HARDWARE:
Moen Genta – Matte Black, Brushed Nickel

STANDARD MASTER TUB:
Fiberglass tub with Surround*

UPGRADED MASTER TUB:
Freestanding Modern Fiberglass Tub;
Optional bubble, lights, jets

STANDARD SECONDARY TUB:
One Piece Fiberglass Tub & Surround Insert

UPGRADED SECONDARY TUB:
Fiberglass tub with Surround*

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HOME FEATURES

VERTICAL WHITE TILE

UPGRADED TUB/SHOWER SURROUND:
Miseno Ready-Set

STANDARD SHOWER PAN:
Fiberglass Shower Pan

UPGRADED SHOWER PAN:
Tile Set Mosaic Curbed Shower Floor

UPGRADED SHOWER PAN:
Curbless Tile Floor with Linear Drain, Tile Top

STANDARD SHOWER DOOR:
Clear Glass Semi-Frameless Enclosure – Chrome, Matte Black, Satin Nickel

UPGRADED SHOWER DOOR:
Full Euro-Style Enclosure – Matte Black, Bronze, Satin Nickel, Frosted Glass, Rain Glass

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HOME FEATURES

STANDARD VANITY SINK:
Vitreous China Undermount Rectangle (Granite/Quartz)

UPGRADED VANITY SINK:
Vessel Sink – Signature Hardware Hibiscus Round or Rectangle

POWDER PEDESTAL:
Gerber Maxwell

STANDARD TOILET:
Gerber Avalanche CT 2 Piece Elongated

UPGRADED TOILET:
Toto Aquia II

STANDARD BATH HARDWARE:
Harney Clearwater - Chrome

UPGRADED BATH HARDWARE:
Harney Clearwater – Satin Nickel, Matte Black

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HOME FEATURES

STANDARD (BATH) MIRROR:
42" Tall

UPGRADED (BATH) MIRROR:
Medicine Cabinet

UPGRADED (BATH) MIRROR:
Lighted Mirror

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HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL:
Skip Trowel Wall Texture

UPGRADED WALL:
Level 4 Imperfect Smooth

STANDARD CEILING:
Level 4 Imperfect Smooth

STANDARD WINDOW SURROUND:
No Sills, 4-Way Wrap

UPGRADED WINDOW SURROUND:
3-Way Wrap, ¾” wood painted sill

STANDARD BASEBOARD & CASING:
2 1/4” MDF Flat Stock Square Edge Casing
4” MDF Flat Stock Square Edge Base

STANDARD INTERIOR DOOR:
Hardboard Flush Flat Panel Hollow Core

UPGRADED INTERIOR DOOR:
Hardboard Flush Flat Panel Solid Core, Stained Wood Flush Panel

BARN DOOR HARDWARE (PER PLAN):
National Black Hardware

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HOME FEATURES

STANDARD DOOR HARDWARE:
Kwikset Milan Lever (Round or Square)
– Polished Chrome

UPGRADED DOOR HARDWARE:
Kwikset Milan Lever (Round or Square)
– Satin Nickel, Matte Black

STANDARD INTERIOR STAIR RAILING:
Shiploose Hand Rails
– Standard: Wood, Upgrade: Metal

STANDARD INTERIOR STAIR TREADS:
Carpet (Not Provided)

UPGRADED INTERIOR STAIR TREADS:
Match Flooring Material

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HOME FEATURES

STANDARD INTERIOR PAINT:
One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:
Two Tone/Three Tone

STANDARD CABINETS:
Bellmont Tempo – Matte Grey, Matte White

STANDARD CABINETS:
Matte Horizon – Frax, Grau

STANDARD CABINETS:
Matte Apex – Matte Black

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HOME FEATURES

UPGRADED CABINETS:
Bellmont Veer – White, Silverplate, Silvermist, Olympic, Pepper, Cityscape

UPGRADED CABINETS:
Bellmont Firma/Terra – Grain, Roanoke, Hadley,

UPGRADED CABINETS:
Bellmont Porta – Bianco Matte, Nero Matte

STANDARD KITCHEN BACKSPLASH:
4” Backsplash with Countertop Material

UPGRADED KITCHEN BACKSPLASH:
4” X 12” White Subway Tile

UPGRADED KITCHEN BACKSPLASH:
Full Height Backsplash with Countertop Material

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HOME FEATURES

STANDARD COUNTERTOPS:
(LEVEL 2) 2cm Quartz – Frost, Steel, White Sand

UPGRADED COUNTERTOPS:
(LEVEL 3) 3cm Quartz – Frost White, Gris Expo, Steel Grey

UPGRADED COUNTERTOPS:
(LEVEL 3) 3cm Granite – Absolute Black

UPGRADED COUNTERTOPS:
(LEVEL 3) 3cm Quartz – Arctic White, New Venatino Grey, Concrete Grey

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HOME FEATURES

STANDARD FLOORING:
Johnson SPC – Coffee House

UPGRADED FLOORING:
Allwood 7” Engineered

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HOME FEATURES

UPGRADED TILE FLOORING:
Daltile Volume 12”x24”

FIREPLACE (WHERE APPLICABLE):

FIREPLACE:
Ascent Liner, Heat-n-Glo Cosmo 32”,
42” Regency 3100 WBS

FIREPLACE SURROUND & MANTLE:
Surround – Stone Surround (no hearth)
Mantle – 4” X 8” Smooth Cedar Beam

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HOME FEATURES

APPLIANCES:

**STANDARD RANGE:**
Whirlpool, GE or equal Stainless 30” Electric or Gas

**UPGRADED RANGE:**
Kitchen-Aid or Equal Stainless Steel

**UPGRADED MICROWAVE:**
Kitchen-Aid or Equal Built-in with Trim

**STANDARD MICROHOOD:**
Whirlpool, GE or Equal Stainless 30”

**UPGRADED MICROHOOD:**
Kitchen-Aid or Equal Stainless Steel

**UPGRADED HOOD VENT:**
Zephyr or Z-Line Stainless

**STANDARD DISHWASHER:**
Whirlpool, GE, or equal 24” Stainless Resource-Efficient

**UPGRADED DISHWASHER:**
Kitchen-Aid or Equal Stainless Steel

**STANDARD REFRIGERATOR:**
36” Kitchen-Aid or Equal Bottom Freezer French Door with Water in Door

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HOME FEATURES

FRAMING STRUCTURE

Floor System
- Engineered rim joist with TJI Engineered floor joists 16” on center
- Underlayment sheathing of ½” tongue-in-groove OSB, glued and nailed
- Under vinyl areas, 3/8” 2’ X 8’ plywood sub-floor on top of ½” 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 walls sheathed with 7/16” OSB sheathing, glued and nailed and/or stapled as per engineering specifications with double top plates and single bottom plate
- Reinforcement blocking for towel racks, toilet paper holders before sheet rock

Roof/Truss System
- Engineered roof trusses with OSB sheathing to 30lb. PSF Live load std.
- 5/12 pitch roof system with hinged trusses
- Eave overhangs; 12” with 12” on gable ends and 2’x6” fascia. Gable roof.

EXTERIOR FEATURES

Railings
- Standard: Painted Steel Railing
- Upgraded: Horizontal Welded Steel Railing, Grater Mesh in Wood Frame

Decking
- Composite Decking over open frame deck

Insulation
- Standard Insulation – Fiberglass Batt, Code Required

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

Roof Cover
- Impregnated Felt: 30# Tamko UL Felt or Equivalent

Windows
- Standard Windows: Builder Grade Vinyl – Black/Black, White/White, Black/White
- Upgraded Windows: Marvin Essentials, Marvin Elevate, Western Windows

Exterior Doors
- Standard Exterior Door: Thermatru – Paint Grade Fiberglass Flush Panel Door
- Upgraded: Thermatru Smooth Star Fiberglass Full Lite Flush-Glazed, stained flush panel fiberglass, stained flush panel wood

SYSTEMS FEATURES

Plumbing
- Vanguard Pex water supply system, sized per home

Electrical
- High Quality 12- and 14-gauge copper wiring
- 2 phone jacks and 2 cable TV outlet jacks

Mechanical
- 95% Efficiency forced air natural gas central heating system by Rheem

INTERIOR FEATURES

Drywall
- Ceiling laths and walls, glued and screwed on ceilings and exterior ½” gypsum drywall walls, with dense glass in wet areas, nailed/screwed, taped, floated
- Standard Wall Texture: Skip Trowel Wall Texture
- Upgraded Wall Texture: Level 4 Imperfect Smooth
- Standard Ceiling Texture: Level 4 Imperfect Smooth

Interior Trimwork
- Standard Interior Door: Hardboard Flush Flat Panel Hollow Core
- Upgraded Interior Door: Hardboard Flush Flat Panel Solid Core, Stained Wood Flush Panel
- Paint Grade – 2’x4’/MDF Flat Stock Square Edge Door Casing
- Paint Grade – 4’ MDF Flat Stock Square Edge Baseboard

Paint
- Standard: Single Tone Paint VOC Paint – Stain
- Upgraded: Two/Three Tone Paint VOC Paint – Stain

Light Fixtures
- Outlets/Switches – Decor
- Disk Lights – Recesso Lighting 6” Canless LED Lights
- Primary Flush-Mounts: Maxim Trim 9” LED 3000K in Chrome, Satin Nickel, Black
- Secondary Flush-Mounts: Maxim Trim 9” LED 3000K in Chrome, Satin Nickel, Black
- Bathroom Ventilation: Maxim Rail LED Vertical in Chrome, Satin Nickel, Black
- Upgraded Ceiling Fan: Minka Aire Airecold III 54” LED Fan in Flat White, Brushed Nickel, Silver, Coal, Oil Rubbed Bronze
- Upgraded – Undercabinet Lighting: LED Tape w Dimmer/Driver (requires light rail)

Primary Coach Lights – Nuvo Black Outdoor Wall Light

Plumbing Fixtures
- Standard Kitchen Sink – Undermount Stainless Steel 18” Single Bowl Square
- Upgraded Kitchen Sink – Undermount Stainless Steel 18” Double Bowl Square
- Upgraded Kitchen Sink – Undermount Stainless Steel 18” Asymmetrical Double
- Upgraded Kitchen Sink – Apron Front Ceramic Farmhouse
- Upgraded Kitchen Sink – Apron Front Stainless
- Upgraded Kitchen Faucet – Moen Genta One Handle High Arc, Chrome
- Upgraded Kitchen Faucet – Moen Genta One Handle High Arc; Matte Black, Nickel
- Standard Master Tub – Fiberglass Tub with Apron Front
- Upgraded Master Tub – Freestanding modern fiberglass tub; bubble, lights, jets
- Standard Secondary Tub – One piece fiberglass tub and surround insert
- Upgraded Secondary Tub – Fiberglass tub with apron front
- Standard Shower Pan – Fiberglass Shower Pan
- Upgraded Shower Pan – Toto Aquia II Dual Flush
- Standard Shower Pan – Curbside Tile Floor with Linear Drain, Tile Top
- Standard Tub/Shower Surround – Fiberglass Insert
- Upgraded Tub/Shower Surround – Miseno Ready-Set
- Upgraded Tub/Shower Surround – Tile
- Standard Vanity Sink – Vessel Sink, Signature Hardware Hibiscus Round/Rectangle
- Standard Powder Pedestal – Gerber Logan Square
- Standard Toilet – Gerber Avalanche CT 2 Piece Elongated
- Upgraded Toilet – Toto Aria II, Toto Aria II Dual Flush
- Washer Shutoff Box with Laundry Drain
- Ice Maker Supply Line to Fridge Location with Shut-Off
- Exterior Hose Bibs

Hardware
- Standard Front Door Hardware – Kwiatset Milan Lever, Chrome
- Upgraded Front Door Hardware – Kwiatset San Clemente Handleset
- Standard Interior Door Hardware – Kwiatset Milan Lever (Round or Square), Chrome
- Upgraded Interior Door Hardware – Kwiatset Milan Lever (R&S) Satin Nickel, M. Black
- Bath Hardware: Harney Clearwater, Chrome, Satin Nickel, Matte Black

Mirrors/Shower Doors
- Standard Mirror – 42” Tall
- Upgraded Mirror – Medicine Cabinet
- Upgraded Mirror – Lighted Mirror
- Standard Shower Door – Clear Glass Semi-Frameless Enclosure, Chrome
- Upgraded Shower Door – Full Euro-Style Enclosure, Chrome, Black, Bronze, Nickel

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Appliance Package
*Standard Range – Whirlpool, GE, or Equal Stainless 30” Electric/Gas
*Upgraded Range – Kitchen-Aid or equal Stainless Steel
*Standard Microhood – Whirlpool, GE, or Equal Stainless 30”
*Upgraded Microhood – Kitchen-Aid or Equal Stainless Steel
*Upgraded Microwave – Kitchen-Aid or Equal Built-in with Trim Piece
*Upgraded Hood Vent – Zephyr or Z-line Stainless
*Standard Dishwasher – Whirlpool, GE, or equal 24” Stainless Resource Efficient
*Upgraded Dishwasher – Kitchen-Aid or Equal Stainless Steel
*Standard Refrigerator – 36” Kitchen-Aid or Equal Bottom Freezer French Door with Water in Door

Cabinets
*Standard Cabinet – Bellmont 1300, Tempo: Matte Grey, Matte White
*Standard Cabinet – Bellmont 1300, Horizon: Frax, Grau
*Standard Cabinet – Bellmont 1300, Apex: Matte Black
*Upgraded Cabinet – Bellmont 1600, Veer: White, Silverplate, Silvermist, Olympic, Pepper, Cityscape
*Upgraded Cabinet – Bellmont 1600, Firma, Terra: Grain, Roanoke, Hadley, Porta
*Upgraded Cabinet – Bellmont 1600, Porta: Bianco Matte, Nero Matte

Countertops
*Standard Countertops – (Level 2) 2cm Quartz: Frost, Steel, White Sand
*Upgraded Countertops – (Level 3) Quartz: Frost White, Gris Expo, Steel Grey
*Upgraded Countertops – (Level 4) Quartz: Arctic White, New Venatino Grey, Concrete Grey
*Upgraded Countertops – (Level 4) Granite: Absolute Black

Floor Coverings
*Standard Flooring: Johnson SPC: Coffee House
*Upgraded Flooring: Allwood Engineered/Johnson Engineered
*Upgraded Flooring: Daltile, Volume 12”x24”: Sonic White, Stereo Grey