

HOME FEATURES

EXTERIORS

SIDING:



STANDARD SIDING:

Horizontal 8" Fiber Cement Textured Lap Siding



UPGRADED SIDING:

Rustic Cedar T&G



UPGRADED SIDING:

Rough Sawn Board and Batten



UPGRADED SIDING:

Corrugated Metal



UPGRADED SIDING:

Wood-look Fiber Cement

SOFFIT/FASCIA:



STANDARD SOFFIT/FASCIA:

Open Eaves – Painted to Match Trim



UPGRADED SOFFIT/FASCIA:

Rough Sawn Plywood



UPGRADED SOFFIT/FASCIA:

T&G Cedar Soffit/Fascia

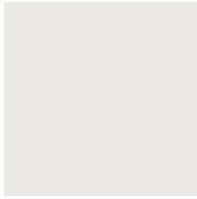
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HOME FEATURES



EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



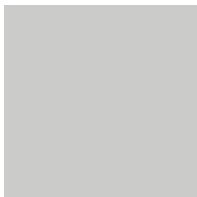
FELTED WOOL



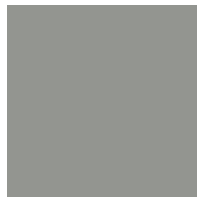
URBANE BRONZE



IRON ORE



PASSIVE



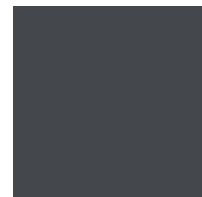
TIN LIZZIE



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



ANTIQUÉ SLATE



OXFORD GREY



RUSTIC SLATE

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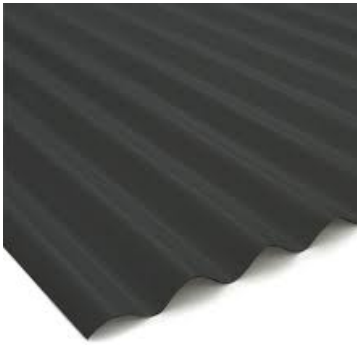
UPGRADED ROOF MATERIAL:

TPO Membrane – White & Grey



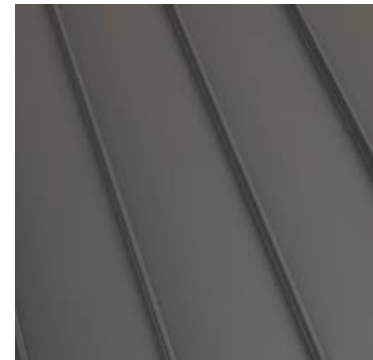
UPGRADED ROOF MATERIAL:

Metal Corrugated



UPGRADED ROOF MATERIAL:

Metal Standing Seam



EXTERIOR DECKING:

STANDARD:

Cedar Decking

UPGRADE:

Trex with Concealed Fasteners



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EXTERIOR RAILING:



STANDARD RAILING:

Painted Steel Railing



UPGRADED RAILING:

Horizontal Welded Steel



UPGRADED RAILING:

Grater Mesh in Wood Frame



UPGRADED RAILING:

Horizontal Steel Cable

WINDOWS (Int/Ext Color):



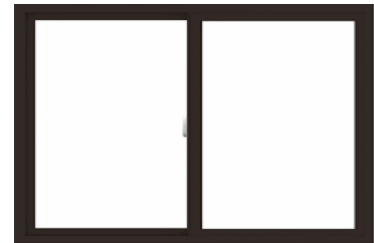
STANDARD WINDOWS:

Builder Grade Vinyl Extruded Dual Pane
Low E – White/White



STANDARD WINDOWS:

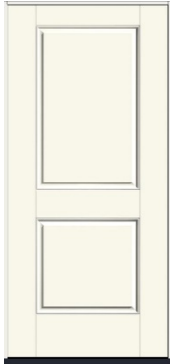
Builder Grade Vinyl Extruded Dual Pane
Low E – Taupe/Taupe, Bronze



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/S8200)



UPGRADED FRONT DOOR:

Thermatru Smooth Star Fiberglass Full Lite Frosted Flush-Glazed (S2000/S8000)



UPGRADED FRONT DOOR:

Stained Flush Panel Fiberglass/Wood

FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:

Kwikset Balboa Lever –

Satin Nickel, Satin Chrome, Polished Chrome, Matte Black, Venetian Bronze



BALBOA

UPGRADED FRONT DOOR HARDWARE:

Kwikset Henley Handle Set –
Satin Nickel, Matte Black



HENLEY

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



HOME FEATURES

EXTERIOR MAN DOOR:



STANDARD EXTERIOR MAN DOOR:

Thermatru – Paint Grade Fiberglass
Flush Panel Door



UPGRADED EXTERIOR MAN DOOR:

Thermatru – Stained Fiberglass Flush
Panel Door

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HOME FEATURES

ELECTRICAL/LIGHTING



SWITCH:

Standard Toggle



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



PRIMARY COACH LIGHTS:

Design Classics Outside Wall Light
Square Cylinder 3000K

BATHROOM VANITY LIGHTS:

Maxim Spec LED Bath Light in Black, Polished Chrome, Satin Nickel



CEILING FANS (UPGRADED):

Minka Aire Java 54" (No Light Kit) in Flat White, Polished Nickel, Brushed Nickel, Coal, Cocoa

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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
18G Single Bowl



UPGRADED KITCHEN SINK:

Undermount Stainless Steel
18G Double Bowl



UPGRADED KITCHEN SINK:

Undermount Stainless Steel 18G
Asymmetrical Double Bowl

KITCHEN FAUCET:



STANDARD KITCHEN FAUCET:

Sleek One Handle High Arc – Chrome



UPGRADED KITCHEN FAUCET:

Sleek One Handle High Arc –
Matte Black, Spot Resistant Stainless



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BATHROOM FIXTURES:



STANDARD BATHROOM HARDWARE:

Moen, Gibson High Arc - Chrome



UPGRADED BATHROOM HARDWARE:

Moen, Gibson High Arc –
Matte Black, Brushed Nickel



BRUSHED NICKEL



STANDARD MASTER TUB:

Fiberglass Tub – See Surrounds*



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 – See Surrounds*

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**UPGRADED TUB/SHOWER
SURROUND:**

4"x12" Subway Tile, White



VERTICAL WHITE TILE

**UPGRADED TUB/SHOWER
SURROUND:**

Miseno Ready-Set



STANDARD SHOWER PAN:

Fiberglass Shower Pan



WHITE



GREY



SANDSTONE



BASALT



GRAPHITE



UPGRADED SHOWER PAN:

Tile Set Mosaic Curbed 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:

Vitreous China Undermount Oval
(Granite/Quartz)



UPGRADED VANITY SINK:

Vitreous China Undermount Rectangle
(Granite/Quartz)



POWDER PEDESTAL:

Gerber Maxwell



STANDARD TOILET:

Gerber Maxwell 2 Piece Elongated



UPGRADED TOILET:

2 Piece Elongated Comfort Height

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BATHROOM HARDWARE:



STANDARD BATH HARDWARE:

Harney Duval – Chrome

UPGRADED BATH HARDWARE:

Harney Duval –
Satin Nickel, Matte Black



STANDARD (BATH) MIRROR:

42" Tall



UPGRADED (BATH) MIRROR:

Medicine Cabinet

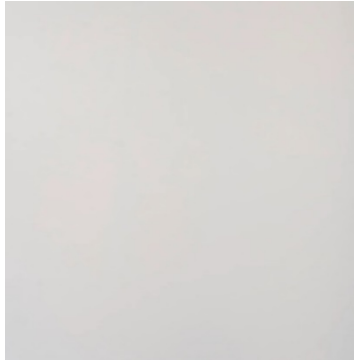
HOME FEATURES

INTERIOR FINISHES:



STANDARD WALL/CEILING:

Skip Trowel Wall Texture



UPGRADED WALL/CEILING:

Level 4 Imperfect Smooth



STANDARD WINDOWSILLS:

3/4" Wood Painted Sill



UPGRADED WINDOWSILLS:

3/4" Wood Stained Sill



STANDARD BASEBOARD & CASING:

3" MDF Flat Stock Square Edge Casing
5" MDF Flat Stock Square Edge Base



UPGRADED BASEBOARD & CASING:

3" MDF Flat Stock Square Edge Casing
5" MDF Flat Stock Square Edge Base

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HOME FEATURES



STANDARD INTERIOR DOORS:

Masonite Lincoln Park One Panel



UPGRADED INTERIOR DOORS:

Masonite One Panel Square Sticking
Stained Wood



BARN DOOR HARDWARE:

National Black Hardware



STANDARD DOOR HARDWARE:

Kwikset Balboa Lever (Round Rosette) –
Polished Chrome



UPGRADED DOOR HARDWARE:

Kwikset Balboa Lever (Round Rosette) –
Satin Nickel, Matte Black



STANDARD INTERIOR STAIR TREADS:

Carpet (Not Provided)



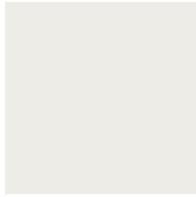
UPGRADED INTERIOR STAIR TREADS:

Flooring Material

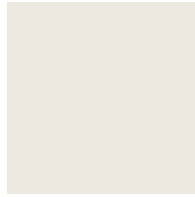
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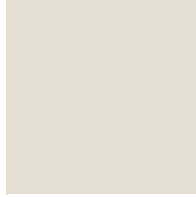
HOME FEATURES



PURE WHITE



ALABASTER



SHOJI WHITE



DRIFT OF MIST



ON THE ROCKS

STANDARD INTERIOR PAINT:

One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:

Two Tone/Three Tone



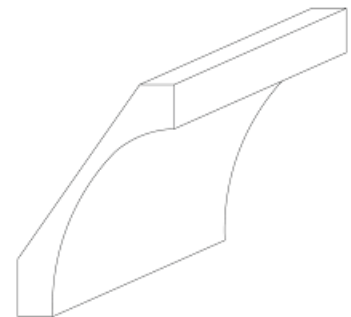
WHITE



KODIAK



SAND



STANDARD CABINETS:

KCD Premier Shaker –
White, Kodiak, Sand

UPGRADED (KITCHEN ONLY) CABINET CROWN MOLDING:

KCD 3" Cove Crown Molding



SLATE



MIDNIGHT

UPGRADED CABINETS:

KCD Premier Brooklyn –
Gray, Bright White, Slate, Midnight

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HOME FEATURES



OIL RUBBED BRONZE



MATTE BLACK



DARK PEWTER



POLISHED CHROME



ROSE GOLD



SATIN NICKEL

STANDARD CABINET HARDWARE:

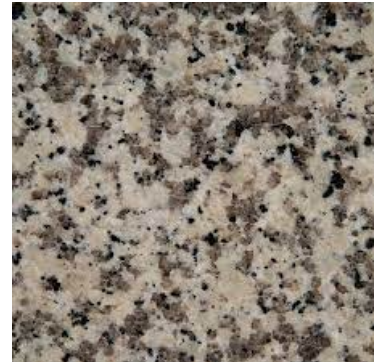
KCD Decorative Hardware –
Colorado Pull

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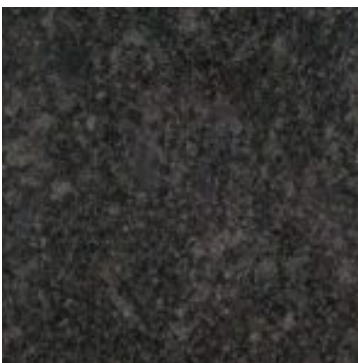
STANDARD COUNTERTOPS:

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



UPGRADED COUNTERTOPS:

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



UPGRADED COUNTERTOPS:

3cm Granite – Luna Pearl, Steel Grey

STANDARD KITCHEN BACKSPLASH:

4" Backsplash with Countertop Material



UPGRADED KITCHEN BACKSPLASH:

4" X 8" White Subway Tile

UPGRADED KITCHEN BACKSPLASH:

Full height backsplash with countertop material

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HOME FEATURES



LIGHTNING



CELESTIAL



NIMBUS



MORNING FOG



STORM



CUMULUS



AURORA



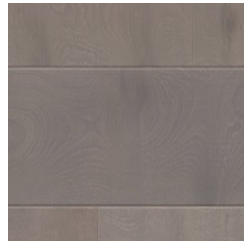
METEOR

UPGRADED FLOORING:

Johnson SPC – Skyview



ASTORIA



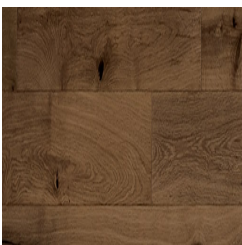
DUNTHORPE



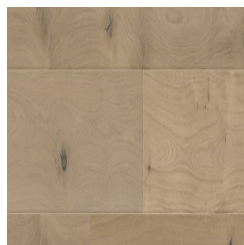
HAYDEN



TAHOE



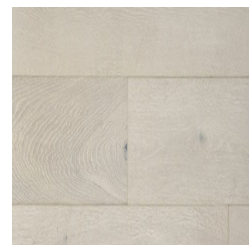
TETON



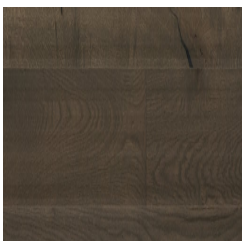
AVERY



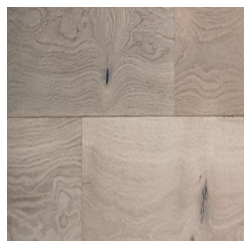
FUME



BLANC



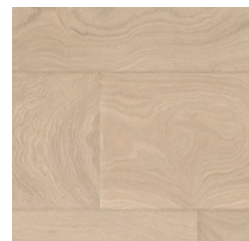
CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

UPGRADED FLOORING:

Allwood 7" Engineered

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HOME FEATURES



CREAM



BEIGE



GRAY

UPGRADED TILE FLOORING:

Daltile Affinity 12"x24"

FIREPLACE (WHERE APPLICABLE):



OPTION A FIREPLACE:

Wood Burning Stove – Osurn 1700 w/
Traditional Legs or Pedistal



OPTION B FIREPLACE:

Pellet Stove – Quadrafire Santa Fe

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HOME FEATURES

APPLIANCES:



STANDARD RANGE:

Whirlpool, GE, or Equal -
Black, Stainless 30" Electric



UPGRADED RANGE:

Whirlpool, GE, or Equal -
Black, Stainless 30" Gas



STANDARD MICROHOOD:

Whirlpool, GE, or Equal –
Black, Stainless 30"



STANDARD DISHWASHER:

Whirlpool, GE, or Equal –
24" Black, Stainless Resource-Efficient



UPGRADED REFRIGERATOR:

36" Whirlpool, GE, or Equal –
Black, Stainless Side by Side with
Water/Ice in Door

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FRAMING STRUCTURE

Floor System

- *Engineered rim joist with TJI Engineered floor joists. 16" on center
- *Underlayment sheathing of ¾" tongue-in-groove OSB, glued and nailed
- *Under vinyl areas, 3/8" A/C plywood sub floor on top of ¾" 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 30 lb. PSF Live load std.
- *5/12 pitch roof system with hinged trusses
- *Eave overhang; 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, Horizontal Steel Cable 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", R-5 Exterior Foam Board, Closed-Cell Foam

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
- *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, TPO Membrane, Metal Corrugated, Metal Standing Seam
- *Turtle Vents: Contractors Choice
- *Drip Edge: White Aluminum 90 Degrees

Windows

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

Exterior Siding

- *Standard: Horizontal 8" Fiber Cement Textured Lap Siding
- *Upgraded: 1x6 Rustic Cedar TNG, Rough Sawn Board and Batten, Corrugated Metal Vertical or Horizontal, Wood-look Fiber Cement
- *Standard: Open Eaves Painted to match Trim Color
- *Upgraded: Fiber Cement Soffit and Fascia, T&G Cedar Soffit and Fascia

Exterior Doors:

- *Standard: Thermatru – Paint Grade Fiberglass Flush Panel Door
- *Upgraded: Thermatru – Stained Fiberglass Flush Panel Door

SYSTEM FEATURES

Plumbing

- *Vanguard Pex water supply system, sized per home
- *Waste and Vent System: ABS or PVC
- *Standard: 50-gallon Natural Gas/Propane Water Heater
- *Upgraded: 30-gal, 40-gal, 50-gallon Electric Tank
- *Upgraded: Hybrid Electric Tank

Electrical

- *High Quality 12- and 14-gauge copper wiring
- *2 phone jacks and 2 cable TV outlet jacks
- *Telephone Cable: Cat 5E
- *200-amp service, per plan

Mechanical

- *95% Efficiency forced air natural gas central heating system by Rheem
- *Hard pipe and Flex pipe ventilation system
- *Main Gas Line Included.

INTERIOR FEATURES

Drywall

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

Interior Trimwork

- *Standard Paint Grade – Masonite Hardboard 2 Panel Arch Top
- *Upgraded Paint Grade- Masonite Hardboard 2 Panel Square Top
- *Paint Grade – 3" MDF Flat Stock Square Edge Door Casing
- *Paint Grade – 5" MDF Flat Stock Square Edge Baseboard
- *Standard Interior Stair Railing: Mission style painted
- *Upgraded Interior Stair Railing: Mission style stain grade or 2 tone

Paint

- *Standard: Single Tone Paint VOC Paint – Stain
- *Upgraded: Two/Three Tone Paint VOC Paint – Stain
- *All walls, doors, trim work, ceilings are painted the single color, 1 coat of primer, 2 coats of color

Light Fixtures

- *Outlets/Switches – Decora
- *Disk Lights – Recesso Lighting 6" Canless LED Lights
- *Primary Flush-Mounts: Design Classics 13" LED in Satin Nickel, Matte Black
- *Secondary Flush-Mounts: Design Classics 11" LED in Satin Nickel, Matte Black
- *Bathroom Vanities: Maxim Spec LED Bath Light in Black, Polished Chrome, Nickel
- *Upgraded – Ceiling Fan: Mink Aire Java 54" in Flat White, Polished Nickel, Brushed Nickel, Coal, Cocoa
- *Upgraded – Undercabinet Lighting: LED Tape w Dimmer/Driver (requires light rail)
- *Primary Coach Lights: Design Classics Outside Wall Light Square Cylinder 3000K

Plumbing Fixtures

- *Standard Kitchen Sink: Undermount Stainless Steel 18G Single Bowl
- *Upgraded Kitchen Sink: Undermount Stainless Steel 18G Double Bowl
- *Upgraded Kitchen Sink: Undermount Stainless Steel 18G Asymmetrical Double
- *Standard Kitchen Faucet: Moen Sleek One Handle High Arc – Chrome
- *Upgraded Kitchen Faucet: Moen Sleek One Handle High Arc – M. Black, Nickel
- *Standard Master Tub: Fiberglass Tub with Apron Front
- *Upgraded Master Tub: Freestanding fiberglass tub; bubble, lights, jets
- *Standard Secondary Tub: One piece fiberglass tub & surround insert
- *Upgraded Secondary Tub: Fiberglass tub with apron front
- *Standard Tub/Shower Surround: Fiberglass insert
- *Upgraded Tub/Shower Surround: Miseno Ready-set
- *Upgraded Tub/Shower Surround: 4"x12" Subway Tile, White
- *Standard Vanity Sink: Vitreous China Undermount Oval (Granite/Quartz)
- *Upgraded Vanity Sink: Vitreous China Undermount Rectangle (Granite/Quartz)
- *Standard Powder Pedestal: Gerber Maxwell
- *Standard Toilet: Gerber Maxwell 2 Piece Elongated
- *Upgraded Toilet: 2 Piece Elongated Comfort Height
- *Washer Shutoff Box with Laundry Drain
- *Ice Maker Supply Line to Fridge Location with Shut-Off
- *Exterior Hose Bibs

Hardware

- *Standard Front Door Hardware: Kwikset Trafford Lever, Chrome
- *Upgraded Front Door Hardware: Kwikset Henley Handleset
- *Standard Interior Door Hardware: Kwikset Balboa Lever (Round), Chrome
- *Upgraded Interior Door Hardware: Kwikset Balboa Lever (Round), Nickel, M. Black
- *Bath Hardware: Harney Duval – Chrome, Satin Nickel, Matte Black

Mirrors/Shower Doors

- *Standard Mirror: 42" Tall
- *Upgraded Mirror: Medicine Cabinet
- *Standard Shower Door: Clear Glass Enclosure with Frame, Chrome
- *Upgraded Shower Door: Clear Glass Enclosure with Frame – M. Black, Satin Nickel

Appliance Package

- *Standard Range: Whirlpool, GE, or Equal Black/Stainless 30" Electric
- *Upgraded Range: Whirlpool, GE, or Equal Black/Stainless 30" Gas
- *Standard Microhood: Whirlpool, GE, or Equal Black/Stainless 30"
- *Standard Dishwasher: Whirlpool, GE, or Equal 24" Black/Stainless Resource-Efficient
- *Upgraded Refrigerator: 36" Whirlpool, GE, or Equal Black/Stainless Side-by-Side with Water/Ice in Door
- Cabinets**
- *Standard Cabinet: KCD Premier Shaker – White, Kodiak, Sand
- *Upgraded Cabinet: KCD Premier Brooklyn – Gray, Bright White, Slate, Midnight
- *Upgraded Cabinet Crown Molding – KCD 2" Cove Crown Molding

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EXACT SPECIFICATOINS WILL BE DETAILED FOR EACH PROJECT BUILT AND INCLUDED IN THE PURCHASE CONTRACT.



HOME FEATURES



Countertops

*Standard Countertops: (Level 1) 2 cm Granite – New Caldonia, Valle Nevado

*Upgraded Countertops: (Level 2) Granite – New Caldonia, Valle Nevado, Crema Atlantico

*Upgraded Countertops: (Level 3) Granite – Ashen, Steel Grey

*Standard Backsplash: 4" Backsplash with countertop material

*Upgraded Backsplash: 4"x8" subway Tile

*Upgraded Backsplash: Full height backsplash with countertop material

Floor Coverings

*Standard Flooring: Johnson SPC – Skyview

*Upgraded Flooring: Allwood Engineered

*Upgraded Flooring: Daltile, Affinity 12"x24" – Cream, Beige, Gray

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