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
- 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

EXTERIOR DECKING:

STANDARD:
Cedar Decking

UPGRADE:
Trex with Concealed Fasteners

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HOME FEATURES

EXTERIOR RAILING:

STANDARD RAILING: Painted Steel Railing
UPGRADED RAILING: Horizontal Welded Steel
UPGRADED RAILING: Grater Mesh in Wood Frame
UPGRAGED 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

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HOME FEATURES

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

UPGRADED FRONT DOOR HARDWARE:
Kwikset Henley Handle Set – Satin Nickel, Matte Black

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:

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

BATHROOM VANITY LIGHTS:
Maxim Spec LED Bath Light in Black, Polished Chrome, Satin Nickel

PRIMARY COACH LIGHTS:
Design Classics Outside Wall Light Square Cylinder 3000K

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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HOME FEATURES

BATHROOM FIXTURES:

STANDARD BATHROOM HARDWARE:
Moen, Gibson High Arc - Chrome

UPGRADED BATHROOM HARDWARE:
Moen, Gibson High Arc – Matte Black, 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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HOME FEATURES

**U P G R A D E D  T U B / S H O U T E R  S U R R O U N D:**

4"x12" Subway Tile, White

**U P G R A D E D  T U B / S H O U T E R  S U R R O U N D:**

Miseno Ready-Set

**V E R T I C A L  W H I T E  T I L E**

**S T A N D A R D  S H O U T E R  P A N:**

Fiberglass Shower Pan

**U P G R A D E D  S H O U T E R  P A N:**

Tile Set Mosaic Curbed Shower Floor


HOME FEATURES

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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HOME FEATURES

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

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HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL/CEILING:
Skip Trowel Wall Texture

UPGRADED WALL/CEILING:
Level 4 Imperfect Smooth

STANDARD WINDOWSILLS:
¾" Wood Painted Sill

UPGRADED WINDOWSILLS:
¾" 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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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

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

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

STANDARD INTERIOR PAINT:
One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:
Two Tone/Three Tone

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

UPGRADED CABINET CROWN MOLDING:
KCD 3" Cove Crown Molding

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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HOME FEATURES

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

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

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

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HOME FEATURES

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
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 1/2" Engineered floor joists. 16" on center*  
*Underlayment sheathing of 1/4" tongue-in-groove OSB, glued and nailed*  
*Underlayment physical OSB sub-floor 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 walls sheeted with 7/16" OSB sheeting, 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 sheeting 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.*

**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 laths and walls, glued and screwed on ceilings and exterior 1/2" 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*  

**Windows**
*Drip Edge: White Aluminum 90 Degrees*  
*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*  

**Exterior Trimworks**
*Standard Insulation: Fiberglass Batt – Code Required*  
*Upgraded Insulation: Blown in Fiberglass, Additional Fiberglass Batt as Available, 1", 1 1/2" Exterior Foam Board, Closed-Cell Foam*  
*Paint Grade – 5" MDF Flat Stock Square Edge Baseboard*  
*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*  

**Appliance Package**
*Standard: Single Tone Paint VOC Paint – Stain*  
*Upgraded: 2/3 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 – decor*  
*Disk Lights – recesso lighting 6" canless LED lights*  
*Primary Flush-Mounts: Design Classics 12" 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 Fans: Minka Aire Java 54" in Flat White, Polished Nickel, Brushed Nickel, 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**
*Primary: Undermount Stainless Steel 180 Single Bowl*  
*Upgraded: Undermount Stainless Steel 180 Double Bowl*  
*Primary: Undermount Stainless Steel 180 Asymmetrical Double*  
*Standard Kitchen Faucet: Moen Sleek One Handle High Arch – Chrome*  
*Upgraded Kitchen Faucet: Moen Sleek One Handle High Arch – 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: Milena Ready-set*  
*Standard Tub: 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*  
*Washers: Shutoff Box with Laundry Drain*  
*Ice Maker Supply Line to Fridge Location with Shut-Off*  
*Primary Hose Bibs*  

**Hardware**
*Standard: Front Door Hardware: Kwilkset Trafford Lever, Chrome*  
*Upgraded Front Door Hardware: Kwilkset Henley Hardcas*  
*Standard Interior Door Hardware: Kwilkset Balboa Lever (Round), Chrome*  
*Upgraded Interior Door Hardware: Kwilkset Balboa Lever (Round), Nickel, M. Black*  
*Bath Hardware: Harney Duval – Chrome, Satin Nickel, Matte Black*  
*Upgraded Shower Door: Clear Glass Enclosure with Frame, Chrome*  
*Standard 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, Oak, Sand*  
*Upgraded Cabinet: KCD Premier Brooklyn – Gray, Bright White, Slate, Midnight*  
*Upgraded Cabinet Crown Molding – KCD 2" Cove Crown Molding*
Countertops
*Standard Countertops: (Level 1) 2 cm Granite – New Caldonia, Valle Nevada
*Upgraded Countertops: (Level 2) Granite – New Caldonia, Valle Nevada, 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