

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-Flashing/Reglet Trim



UPGRADED SIDING:

Smooth Board and Batten



UPGRADED SIDING:

Corrugated Metal



UPGRADED SIDING:

Standing Seam

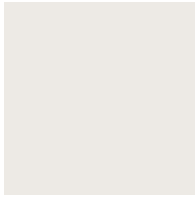


PAINT:

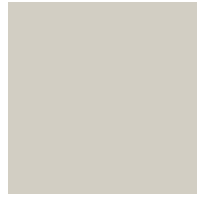
Painted 2 Tone (Trim & Body) - Where Applicable

HOME FEATURES

EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



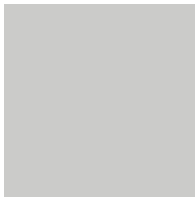
FELTED WOOL



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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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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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



UPGRADED RAILING:

Hog Wire in Wood Frame



WINDOWS (Int/Ext Color):

STANDARD WINDOWS:

Builder Grade Vinyl–
White/White, Black/White



UPGRADED WINDOWS:

Marvin Essentials



UPGRADED WINDOWS:

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 –
Chrome, Black, Brushed Nickel



MILAN - ROUND



MILAN - SQUARE



SAN CLEMENTE

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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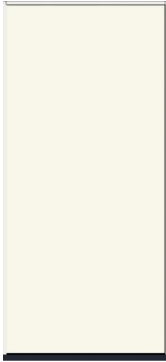


HOME FEATURES

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:

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



BATHROOM VANITY LIGHTS:

Maxim Rail LED Vertical in Chrome, Satin Nickel, Black

UNDER CABINET LIGHTING (UPGRADE):

LED Tape with Dimmer/Driver



CAN/DISK LIGHTS:

Recesso Lighting 6" Canless LED Lights

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

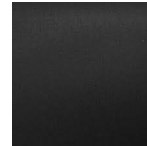


KITCHEN FAUCET:



STANDARD KITCHEN FAUCET:

Genta One Handle High Arc-Chrome



UPGRADED KITCHEN FAUCET:

Genta One Handle High Arc –
Matte Black, Stainless



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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**UPGRADED TUB/SOWER
SURROUND:**

CRAFT + MAIN; JETCOAT



QUARRY



SHALE



SLATE



WHITE SUBWAY



DRIFTWOOD

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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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



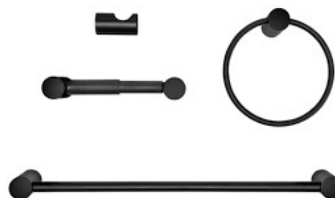
STANDARD BATH HARDWARE:

Harney Clearwater - Chrome



UPGRADED BATH HARDWARE:

Harney Clearwater –
Satin Nickel, Matte Black



HOME FEATURES

STANDARD (BATH) MIRROR:

42" Tall



UPGRADED (BATH) MIRROR:

Medicine Cabinet



UPGRADED (BATH) MIRROR:

Lighted Mirror



HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL:

Skip Trowel Wall Texture



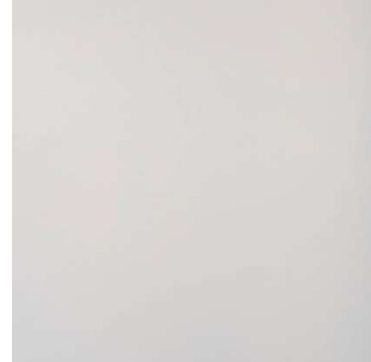
UPGRADED WALL:

Level 4 Imperfect Smooth



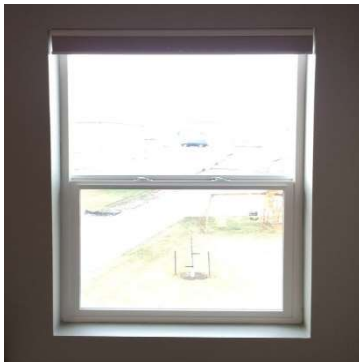
STANDARD CEILING:

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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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

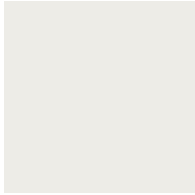


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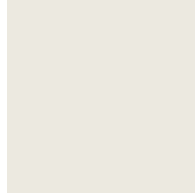
HOME FEATURES

STANDARD INTERIOR PAINT:

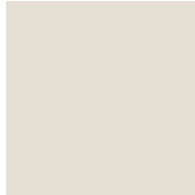
One Tone, All Satin Sheen



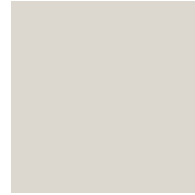
PURE WHITE



ALABASTER



SHOJI WHITE



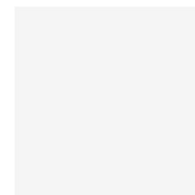
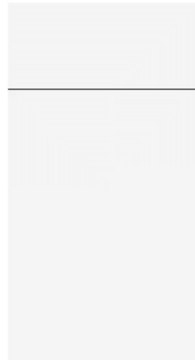
DRIFT OF MIST



ON THE ROCKS

UPGRADED INTERIOR PAINT:

Two Tone/Three Tone



MATTE WHITE



MATTE GREY

STANDARD CABINETS:

Bellmont Tempo – Matte Grey, Matte White



FRAX



GRAU

STANDARD CABINETS:

Matte Horizon - Frax, Grau



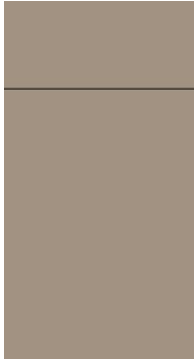
MATTE BLACK

STANDARD CABINETS:

Matte Apex – Matte Black

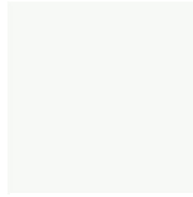
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HOME FEATURES



UPGRADED CABINETS:

Bellmont Veer – White, Silverplate, Silvermist, Olympic, Pepper, Cityscape



WHITE



SILVERPLATE



SILVERMIST



OLYMPIC



PEPPER



CITYSCAPE



FIRMA



TERRA



GRAIN



ROANOKE



HADLEY

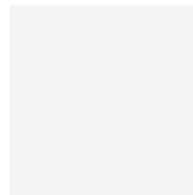
UPGRADED CABINETS:

Bellmont Firma/Terra – Grain, Roanoke, Hadley,



UPGRADED CABINETS:

Bellmont Porta – Bianco Matte, Nero Matte



BIANCO MATTE



NERO MATTE

UPGRADED (KITCHEN ONLY) CABINET CROWN MOLDING:

Bellmont 3” LMF Rectangular Flush

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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STANDARD CABINET HARDWARE:

Modern Square Pull 128mm



MATTE BLACK



DARK PEWTER



OIL BRUSHED BRONZE



POLISHED CHROME



ROSE GOLD



POLISHED BRASS



SATIN BRASS



SATIN NICKEL

STANDARD COUNTERTOPS:

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

**UPGRADED COUNTERTOPS:**

(LEVEL 3) 3cm Quartz – Frost, 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



STANDARD FLOORING:

Johnson SPC – Cellar House



BARBERA



NEBBIOLO



CARIGNAN



SANGIOVESE



CHARBONO



DOLCETTO



GRENACHE



PRIMITIVO



SEMILLON



KERNER



ELBLING



MALVASIA

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UPGRADED FLOORING:

Allwood 7" Engineered



ASTORIA



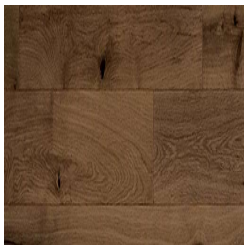
DUNTHORPE



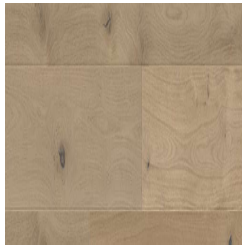
HAYDEN



TAHOE



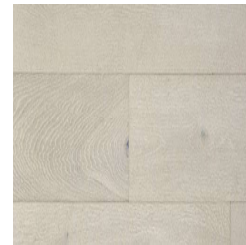
TETON



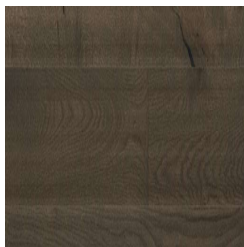
AVERY



FUME



BLANC



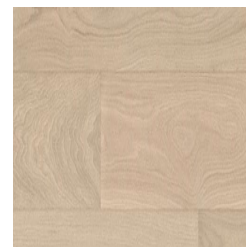
CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

UPGRADED TILE FLOORING:

Daltile Volume 12"x24"



SONIC WHITE



STEREO GREY

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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

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



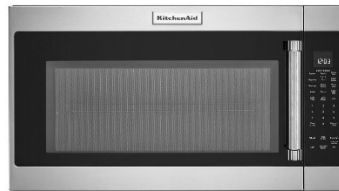
STANDARD MICROHOOD:

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

Windows

- *Standard Windows: Builder Grade Vinyl – Black/Black, White/White, Black/White
- *Upgraded Windows: Marvin Essentials, Marvin Elevate, Western Windows
- *Vinyl Sliding Glass Door (if plan applicable)

Exterior Siding

- *Standard: Horizontal 8" Fiber Cement Smooth Lap Siding
- *Upgraded: 1"x6" Rustic Cedar T&G, Panels with Paint Grade Z-flashing, Reglet Trim, Smooth Board and Batten, Corrugated Metal Vertical or Horizontal, Standing Seam
- *Standard Soffit/Fascia: Aluminum soffit and fascia
- *Upgraded Soffit/Fascia: Fiber Cement Soffit and Fascia, T&G Cedar Soffit and Fascia

Exterior Doors

- *Standard: 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
- *Waste and Vent System: ABS or PVC
- *Standard: 50-gallon Natural Gas/Propane
- *Upgraded: 30-gallon, 40-gallon, 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, 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 1/4" 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
- *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: Maxim Trim 9" LED 3000K in Chrome, Satin Nickel, Black
- *Secondary Flush-Mounts: Maxim Trim 5" LED 3000K in Chrome, Satin Nickel, Black
- *Bathroom Vanities: Maxim Rail LED Vertical in Chrome, Satin Nickel, Black
- *Upgraded – Ceiling Fan: Minka Aire Airetor 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 18G Single Bowl Square
- *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Double Bowl Square
- *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Asymmetrical Double
- *Upgraded Kitchen Sink – Apron Front Ceramic Farmhouse
- *Upgraded Kitchen Sink – Apron Front Stainless
- *Standard 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 – Tile Set Mosaic Curbed Shower Floor
- *Upgraded Shower Pan – Curbless Tile Floor with Linear Drain, Tile Top
- *Standard Tub/Shower Surround – Fiberglass Insert
- *Upgraded Tub/Shower Surround – Misen Ready-Set
- *Upgraded Tub/Shower Surround – Tile
- *Standard Vanity Sink – Vitreous China Undermount Rectangle (Granite/Quartz)
- *Upgraded 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 Aquia II, Toto Aquia 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 – Kwikset Milan Lever, Chrome
- *Upgraded Front Door Hardware- Kwikset San Clement Handleset
- *Standard Interior Door Hardware – Kwikset Milan Lever (Round or Square), Chrome
- *Upgraded Interior Door Hardware – Kwikset 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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HOME FEATURES



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

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