



Standard Features

Quality Materials Are Standard

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- A background image showing a bright, modern interior space, likely a hallway or living area. It features light-colored walls, a wooden floor with a herringbone pattern, a large potted plant, and a dark grey door with a multi-paned window. A chandelier is visible in the background.
- ❖ **100% LED High-Efficiency Lighting**
 - ❖ **Our homes meet and exceed HERS certified energy ratings**
 - ❖ **50 -amp car charging circuit**
 - ❖ **Heating and Air Conditioning**
 - ❖ **Moen Plumbing Fixtures**
 - ❖ **Milgard Windows- lifetime warranty**
 - ❖ **2-Panel painted white doors**
 - ❖ **Pine T&G soffit in our Covered Areas**

Interior Finishes

High Quality Materials-Built to Last

Kitchen & Bathroom

- Cabinets: **Aristokraft** staggered cabinets with soft-close, dove-tailed doors & drawers in 8 standard finishes, with crown molding
- Kitchen island w/ USB charger & outlet
- Backsplash: 6" subway tile - 4 color options
- Countertops- many options
- Sinks: Stainless steel
- Showers: 4'-5', with glass door enclosure
- Bathtub: white fiberglass tub/shower combo
- Double vanity in primary bathrooms *
- Toilets: **Kohler** elongated, comfort height
- Mirrors: frames included

Doors, Millwork & Trim

- Doors: 2-panel white-painted interior doors
- Trim: craftsman, white-painted
- Shelves: included in specified closets & pantries
- Door hardware: satin finish

Interior Paint & Floor Covering

- Paint: **Sherwin Williams** in eggshell finish - 9 color options
- Flooring: Luxury vinyl plank - 6 color options
- Carpet: 6lb pad - 9 color options

Plumbing Features

- Faucets: **Moen** - satin finish
- Hot water heater: 50-gallon hybrid Tier 4 high-efficiency *
- Piping: **Pex** plastic
- Ice-maker provision in kitchen
- Hose bibs: 2 exterior, frost-free

Lighting & Electrical

- Lighting: 100% LED high-efficiency
- Light fixtures: satin nickel finish
- Recessed LED can lights *
- Electrical panel : 200 amp
- Electrical panel: 320-amp panel in homes over 2,700 square feet
- **Panasonic** whisper-quiet fans throughout
- Exterior outlets: 2 weatherproof
- Interior outlets: USB/110v
- 50-amp car charging circuit
- Electrical panel: solar-ready

Windows & Exterior Doors

- Windows: **Milgard** (low-E, white vinyl, double-pane, U-factor: 0.25)
- Sliding glass door: **Milgard** *
- Garage access door
- Garage door w/ top panel windows
- **Codel** fiberglass exterior front door w/ top window

* Most homes

Structural Elements

High Quality Materials – Built to Last

Foundation

- Stem wall- 3'
- Crawl space - no less than 30"
- Crawl space ground cover - black poly vapor barrier placed over footing and up foundation wall
- Garage slab - 4" thick
- Footings - minimum 12" x 6"

Floor System

- **IBC-approved** hung 11 7/8" I-joist floor system
- 23/32" tongue and groove floor sheathing, glued and nailed

Framing

- Vaulted ceilings *
- Garage walls: 2" x 6" studs at 16" on center
- Interior walls: 2" x 4" studs at 16" on center
- Exterior walls: 2" x 6" studs at 16" on center

Roofing

- 50-year architectural Class B roof IKO
- Engineered trusses at 24" on center
- 12" plywood overhang at gables
- 16" overhang at eaves
- 5/12 roof pitch
- 7/16" roof sheathing

Exterior Siding

- **Tyvek** moisture barrier house wrap
- **James Hardie** plank siding- entire exterior
- 8" bargeboard with 1" x 4" trim on gables
- 5/4 x 6" white wood fascia
- Pine tongue and groove soffit in all outdoor covered living areas
- White aluminum gutters & downspouts

Insulation

- BIBS (Blown-in-blanket) insulation
- Exterior walls: R-21
- Attic: R-49
- Garage walls & ceiling: R-19
- Floors: R-38
- Super foam & seal

Wall Covering

- Drywall w/ light-orange peel finish
- PVA-primed for vapor barrier
- Garage: sheetrocked, insulated & fire-taped
- LED lighting

Interior Climate

- Heat pump: high-efficiency electric ductless - 11HSPF *
- Mini-split in our ADUs
- Heating & Air conditioning included
- Smart thermostat *
- **Panasonic** whisper-quiet whole house fan (50/80/100 CFM)
- **HERS** home energy certification on every home

* Most homes

Popular Upgrade Options

- ❖ Quartz and granite countertops
- ❖ 9-foot ceilings
- ❖ Walk-in tubs
- ❖ Double-oven cabinets
- ❖ Additional cabinets
- ❖ 8' and 12' sliding glass doors
- ❖ 7/12 roof pitch
- ❖ Custom tile showers
- ❖ Black & bronze hardware finishes
- ❖ Extended outdoor living spaces
- ❖ Electric and gas fireplaces
- ❖ French & barn doors
- ❖ Black windows
- ❖ Timber-framed porches
- ❖ Farmhouse sink
- ❖ Board & Batten siding
- ❖ Stone veneer siding
- ❖ Heated tile floors
- ❖ Custom hood vent
- ❖ Hemlock & Alder door packages

