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

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HOME FEATURES

EXTERIOR PAINT:

SNOWBOUND | GOSSAMER VEIL | FELTED WOOL | URBANE BRONZE | IRON ORE

PASSIVE | TIN LIZZIE | GIBRALTAR | WEB GRAY | CYBERSPACE

We recommend making color selections from physical Sherwin Williams paint swatches

ROOF MATERIAL:

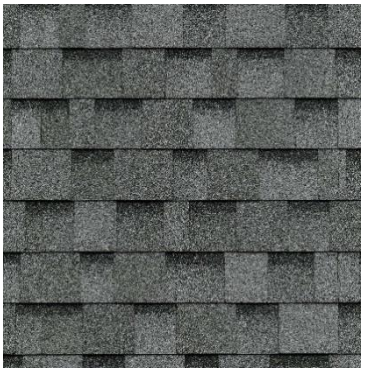
STANDARD COMPOSITE SHINGLE:

Lifetime Architectural Asphalt
Composite Shingles

DUAL BLACK

WEATHERED WOOD

CHARCOAL GREY



DUAL GREY

DUAL BROWN

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HOME FEATURES

UPGRADED ROOF MATERIAL:

TPO Membrane – White & Grey

UPGRADED ROOF MATERIAL:

Metal Corrugated – black or galvanized
(see available color palette for
upgraded colors)

UPGRADED ROOF MATERIAL:

Metal Standing Seam – black or grey
(see available color palette for

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

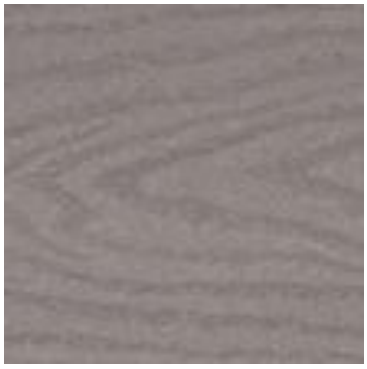
EXTERIOR DECKING:

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

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:

Marvin Bifold Elevate

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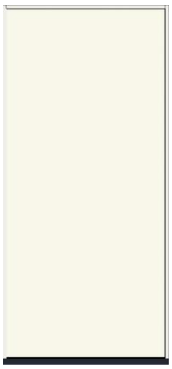
HOME FEATURES

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

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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

UPGRADED TUB/SHOWER 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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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:

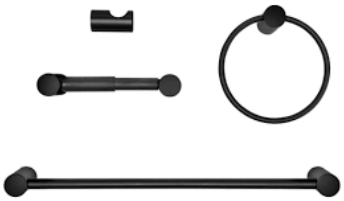
Toto Aquia IV

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:

Hand 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

PURE WHITE

ALABASTER

SHOJI WHITE

DRIFT OF MIST

ON THE ROCKS

STANDARD CABINETS:

Bellmont Tempo – Matte Grey, Matte White

MATTE WHITE

MATTE GREY

STANDARD CABINETS:

Matte Horizon - Frax, Grau

FRAX

GRAU

STANDARD CABINETS:

Matte Apex – Matte Black

MATTE BLACK

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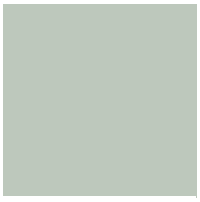
HOME FEATURES

WHITE

SILVERPLATE



SILVERMIST

UPGRADED CABINETS:

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

OLYMPIC

PEPPER

CITYSCAPE

FIRMA

TERRA

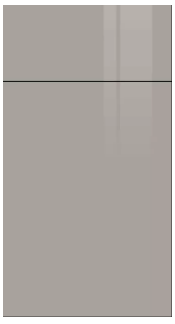
GRAIN

ROANOKE

HADLEY

UPGRADED CABINETS:

Bellmont Firma/Terra – Grain, Roanoke, Hadley,



BIANCO MATTE

NERO MATTE

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 ONLY) CABINET CROWN MOLDING:

Bellmont 3” LMF Rectangular Flush

UPGRADED KITCHEN BACKSPLASH:

Full Height Backsplash with Countertop Material

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RANGE
SERIES

MONTANA
SPACES

HOME FEATURES

STANDARD CABINET HARDWARE:

Modern Square Pull 128mm

MATTE BLACK

DARK PEWTER

OIL BRUSHED BRONZE

POLISHED CHROME

ROSE GOLD

POLISHED BRASS

SATIN BRASS

SATIN NICKEL

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HOME FEATURES

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

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HOME FEATURES

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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HOME FEATURES

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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HOME FEATURES

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:

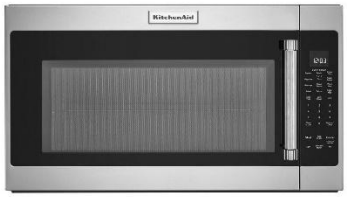
Kitchen-Aid or Equal Built-in with Trim

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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RANGE
SERIES

MONTANA
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HOME FEATURES

FRAMING STRUCTURE

Floor System
*Engineered rim joist with TJI Engineered floor joists.
*Underlayment sheathing of ¾" tongue-in-groove OSB, glued and nailed
Wall System
*Standard: 8' interior ceiling height
Upgraded: 9' or 10' ceiling height (may require roof trusses be shipped separately)
*2"x6" Exterior
*2"x4" Interior with 2"x6" interior plumbing walls
*Exterior walls sheeted with 7/16" OSB sheeting, glued and nailed and as per engineering specifications with top and bottom plates
*Reinforcement blocking for towel racks, toilet paper holders, etc
Roof/Truss System
*Engineered roof trusses with OSB sheeting to 30 lb. PSF Live load std.
*5/12 pitch roof system with cap trusses per plan
*Eave overhang; 12" with 12" on gable ends and 2"x6" fascia. Gable roof.
Upgraded: higher pitch, extended eaves, higher snow loads, per plan.

EXTERIOR FEATURES

Railings
*Standard: Painted Steel Railing, Black or White per plan
*Upgraded: Horizontal Welded Steel Railing, Grater Mesh in Wood Frame
Decking
*Composite Decking over open frame deck
Insulation
*Standard Insulation: Fiberglass R-21 Walls, R-30 Ceiling, R-30 Floor (w/ Crawl)
*Upgraded Insulation – Additional Fiberglass 1", R-5 Exterior Foam Board, Closed-Cell Foam – per engineering
Weather Barrier
*Impregnated weather resistive barrier sheathing – Zip System or equal
Roof Cover
*Impregnated Felt: 30# Tamko UL Felt or Equivalent
*Ice & Water Shield: Tamko Moisture Guard Plus or equivalent
*Standard Roof Material: Lifetime 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
*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, tankless gas/propane (as allowed by code)
Electrical
*12- and 14-gauge copper wiring
*(2) Cat 5E Connections
*200 amp service – per plan w/ disconnect
Upgrade: meter base
Mechanical
*95% AFUE Rheem natural gas forced-air central heating system (multi-module homes)
*Electric baseboard heating system (single-module homes)
*Hard pipe and flex pipe ventilation system
*Main gas line included
*Upgraded: PTAC heating and cooling unit
*Upgraded: Wall-mounted mini-split heating and cooling system
*Upgraded: Split-system air conditioning (multi-module homes)
*Upgraded: Ducted cassette mini-split heating and cooling system
*Upgraded: : Elec Radiant floor comfort heat (tile), hydronic warmboard system (whole house)

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 Rocker Switches
*Disk Lights – Recesso Lighting 6" Canless LED Lights – 4 or 6 in kitchen (per plan), plus disk at kit sink. Walk-in closets
*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 – 1 per ext door
Upgrade: ext flood, ext outlets (2 included per code)
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 – Miseno 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 -1 included
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
Appliance Package
*Standard Range – Whirlpool, GE, or Equal Stainless 30" Electric/Gas, 24" for 400 sf and smaller
*Upgraded Range – Kitchen-Aid or equal Stainless Steel, 24" for 400 sf and smaller

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HOME FEATURES

*Standard Microhood – Whirlpool, GE, or Equal Stainless 30” , 24” for 400 sf and smaller
*Upgraded Microhood – Kitchen-Aid or Equal Stainless Steel, 24” for 400 sf and smaller
*Upgraded Microwave – Kitchen-Aid or Equal Built-in with Trim Piece, 24” for 400 sf and smaller
*Upgraded Hood Vent – Zephyr or Z-line Stainless, 24” for 400 sf and smaller
*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, 30” for 400 sf and smaller.

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
*Standard mech room – Stone-look sheet vinyl grey
*Upgraded Flooring - Allwood Engineered/Johnson Engineered
*Upgraded Flooring - Daltile, Volume 12”x24”: Sonic White, Stereo Grey

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