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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UPGRADED ITEMS MAY BE SHOWN. FINAL PROJECT SPECIFICATIONS AND SELECTIONS WILL BE DETAILED IN THE PURCHASE CONTRACT.

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:

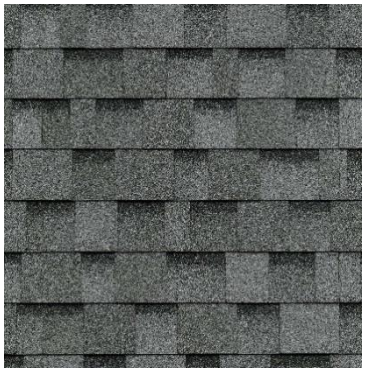
STANDARD COMPOSITE SHINGLE:

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

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:

Hog Wire in Wood Frame

UPGRADED RAILING:

Horizontal Steel Cable

WINDOWS (Int/Ext Color):

STANDARD WINDOWS:

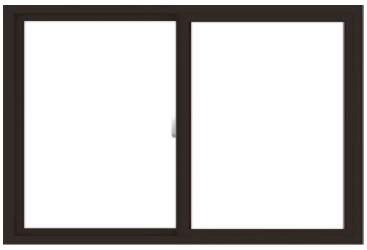
Builder Grade Vinyl Extruded Dual Pane
Low E – White/White

STANDARD WINDOWS:

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

UPGRADED WINDOWS:

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



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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

BALBOA

HENLEY

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:

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

BATHROOM VANITY LIGHTS:

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

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

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

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

UPGRADED TUB/SHOWER SURROUND:

4”x12” Subway Tile, White

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

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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

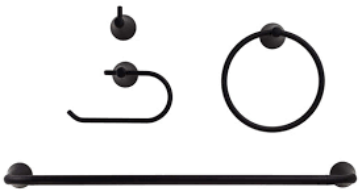
BATHROOM HARDWARE:

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:

Hand Texture

UPGRADED WALL/CEILING:

Level 4 Imperfect Smooth

STANDARD WINDOWSILLS:

¾" Wood Painted Sill

UPGRADED WINDOWSILLS:

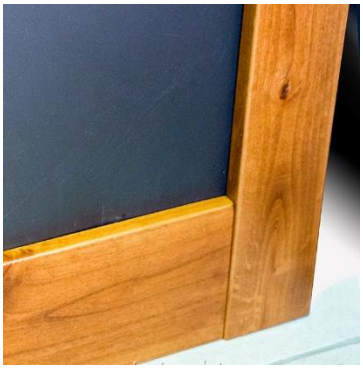
¾" Wood Stained Sill

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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HOME FEATURES

STANDARD INTERIOR PAINT:

One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:

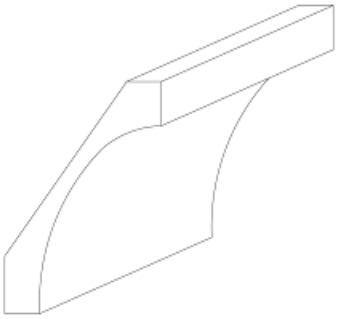
Two Tone/Three Tone

PURE WHITE | ALABASTER | SHOJI WHITE | DRIFT OF MIST | ON THE ROCKS

STANDARD CABINETS:

KCD Premier Shaker –
White, Kodiak, Sand

WHITE | KODIAK | SAND



UPGRADED (KITCHEN ONLY) CABINET CROWN MOLDING:

KCD 3” Cove Crown Molding

UPGRADED CABINETS:

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

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 Caldonia,
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

UPGRADED FLOORING:

Johnson SPC – Skyview

LIGHTNING

CELESTIAL

NIMBUS

MORNING FOG

STORM

CUMULUS

AURORA

METEOR

UPGRADED FLOORING:

Allwood 7” Engineered

ASTORIA

DUNTHORPE

HAYDEN

TAHOE

TETON

AVERY

FUME

BLANC

CAVA

CHAMPAGNE

CHAMPAGNE SELECT

CASCADE SELECT

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HOME FEATURES

UPGRADED TILE FLOORING:

Daltile Affinity 12”x24”

CREAM

BEIGE

GRAY

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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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
*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 R-21 Walls, R-30 Ceiling, R-30 Floor (w/ Crawl)
*Upgraded Insulation: Additional Fiberglass as available, 1", R-5 Exterior Foam Board, Closed-Cell Foam as required by 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: Builder Grade Vinyl Extruded Dual Pane Low E White/White or Taupe/Taupe
*Upgraded: Marvin Essentials Fiberglass Frame
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
* 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, 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, 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 – 1 included
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, 24" for 400 sf and smaller
*Upgraded Range: Whirlpool, GE, or Equal Black/Stainless 30" Gas, 24" for 400 sf and smaller
*Standard Microhood: Whirlpool, GE, or Equal Black/Stainless 30" , 24" for 400 sf and smaller
*Standard Dishwasher: Whirlpool, GE, or Equal 24" Black/Stainless Resource-Efficient, 24" for 400 sf and smaller
*Upgraded Refrigerator: 36" Whirlpool, GE, or Equal Black/Stainless Side-by-Side with Water/Ice in Door, 30" for 400 sf and smaller
Cabinets
*Standard Cabinet: KCD Premier Shaker – White, Kodiak, Sand
*Upgraded Cabinet: KCD Premier Brooklyn – Grey, Bright White, Slate, Midnight

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HOME FEATURES

*Upgraded Cabinet Crown Molding – KCD 2” Cove Crown Molding

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
*Standard mech room – Stone-look sheet vinyl grey
*Upgraded Flooring: Allwood Engineered
*Upgraded Flooring: Daltile, Affinity 12”x24” – Cream, Beige, Gray

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