



Suggested Building Standards Most Commonly Used Products & Materials

Our *Signature* specification package reflects products and materials most commonly used in our homes.

- However, we never limit style or dictate specific products or finishes used in any home we build.
- Each home built is custom designed, to conform to its site and to the preferences and lifestyle of its Owner.
- Product and finish groupings are general guidelines for our customers' consideration, when planning their new home.
- Groupings DO NOT represent any limitation, as to the final style, materials, products or finishes available.

<i>Signature</i>	A LITTLE LESS	A Little More
Features Most Commonly Used	Great Quality/ Less Cost	Upgraded Products & Features
Recommended For This Grouping	Recommended For This Grouping	Recommended For This Grouping

•DESIGN FEATURES

Licensed Professional Designers

Custom Architectural Design	YES	Optional	YES
Customizable, Standard Plans	Optional	Optional	Optional
Professional Interior Design	YES	Optional	YES
Professional Foundation Design	YES	YES	YES
Professional Sanitary Engineering	Septic Systems Only	Septic Systems Only	Septic Systems Only
Professional Soils Analysis	YES	YES	YES
Professional Structural Engineering	YES	YES	YES
Professional Wind Brace Design	YES	YES	YES

•CONSTRUCTION FEATURES

Engineered Foundation:

Minimum 3000 PSI Concrete Slab	YES	YES	YES
Organic Pre-pour Pest Treatment	YES	YES	YES
Post-tension Cable Reinforcement (Only if Specified by Engineer)	Optional	Optional	Optional
Site-Placed, Steel Reinforcement	YES	YES	YES
Custom Concrete Finish	Optional	Optional	Optional

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Engineered Roof System:

Engineered 2x8 Roof Frame	YES	YES	YES
30 yr Rated, Composition Shingle	YES	YES	<i>Optional</i>
7/16" Weatherized Deck	YES	<i>Optional</i>	<i>Optional</i>
Synthetic Underlayment	YES	YES	YES
BORAL Texas Roof Tile®	<i>Optional</i>	<i>Optional</i>	YES
9/16" Weatherized Deck	<i>Optional</i>	<i>Optional</i>	YES
RainVent™ Batten	<i>Optional</i>	<i>Optional</i>	YES
Metal - Standing Seam	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
7/16" Weatherized Roof	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
RainVent™ Batten	<i>Optional</i>	<i>Optional</i>	YES

Structurally Engineered Frame:

Site Built, Precise-Cut Frame	YES	YES	YES
Storm Anchored Exterior Walls	YES	YES	YES
Hurricane Ties @ Roof	YES	YES	YES
*Exterior Wall Plate Height - 8' or 9'	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
*Exterior Wall Plate Height - 9' or 10'	YES	<i>Optional</i>	<i>Optional</i>
Variable Height Exterior Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Average Exterior Plate Height*	9'	9'	10'
Average Vaulted Ceiling Height*	11'	10'	12'
2x4 Exterior Wall Studs @ 16"OC	YES	YES	YES
2x6 Exterior Walls Studs @ 16"OC	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
ZIPsystem® Structural Sheathing	YES	<i>Optional</i>	YES
7/16" OSB Wall Sheathing	<i>Optional</i>	YES	<i>Optional</i>
Breathable House Wrap	<i>Optional</i>	YES	<i>Optional</i>
Zip-R® 1" Wall® Exterior Sheathing	<i>Optional</i>	<i>Optional</i>	YES
Engineered Upper-Floor Trusses	YES	YES	YES
Sub-Floors-1 1/8" T&G AdvanTech®	YES	YES	YES
Fascia - 2x8/2x10 Primed RealTrim®	YES	<i>Optional</i>	YES
Fascia - 1x6 RealTrim®/sub-fascia	<i>Optional</i>	YES	<i>Optional</i>
Soffit - Non-perforated Hardie® Board	YES	YES	YES
Soffit - 1x6 Primed Realsoffit®	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Porch Ceilings-Hardie® Board	<i>Optional</i>	YES	<i>Optional</i>
Porch Clings-1x6 Primed Realsoffit®	YES	<i>Optional</i>	YES
Exterior Trim - Primed Realtrim®	YES	YES	YES
Fiber Cement Siding	<i>Optional</i>	YES	<i>Optional</i>

*Plate Height refers to exterior wall only

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•ENERGY, HEATING & INSULATION

Energy Saver Group

Recommended Group

- Sealed Attic
- R-6 Flexible A/C Duct w/hard duct distribution boxes
- Foam Sealant @ All Exterior Wall Penetrations
- Unfaced Fiberglass Bats - R15(2x4 walls), R19(2x6 walls) @ Exterior Walls
- 5.3", Min. Open Cell Foam @ Roof Deck
- R-19 Unfaced FG Bats @ Exposed Floors (above Garage or Porch)
- R-11 Sound Insulation - 2nd Story Mid Floor, Master & Utility Common Walls
- Min. 15SEER Heat Pump - Avg. (1) ton per 700 sq. ft. heated space.
- (1)50 gallon High Efficiency, Gas or Electric Water Heater & Hot Water Circulation System

Energy Master Group

Recommended Group

Recommended Group

- Sealed Attic
- R-6 Flexible A/C Duct w/hard duct distribution boxes
- Foam Sealant @ All Exterior Wall Penetrations
- Open Cell Foam - R15, 3 1/2"(2x4 walls), R23, 5 1/2"(2x6 walls)@ All Exterior Walls
- 5.3", Min. Open Cell Foam @ Roof Deck
- 5.3", min. Open Cell Foam @ Exposed Floors (above Garage or Porch)
- R-11 Sound Insulation - 2nd Story Mid Floor, Master, Alls Baths & Utility Common Walls
- Min. 15SEER Heat Pump w/variable speed fan - Avg. (1) ton per 750 sq. ft. heated space.
- Thermostatically Controlled, Dampered Zones
- *Min. (1)50 gallon Electric Heat Pump Water Heater & Hot Water Circulation Systems *

* Substitute **GAS** on-demand water heaters, per Owner preference and mechanical engineer's recommendation, as to number and placement.

Electric, tankless/on-demand units are not recommended.

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•EXTERIOR FEATURES

Stone, Brick or Stucco Veneer	YES	Optional	YES
Fiber Cement Siding	Optional	Optional	
Exterior Acrylic Paint	YES	YES	YES
Exterior Wood Stain Accents	Optional	Entry Door	Optional
Seamless Gutters	YES	YES	YES
Gutter Collection System	Optional	Optional	YES

Windows:

Sierra Pacific Super Seal® Vinyl	YES	Optional	Optional
Low-E 66 Glass	YES	Optional	Optional
Double Pane, Tilt Sash	YES	Optional	Optional
Single Hung Sash	YES	Optional	Optional
Fixed Glass or Awning	Optional	Optional	Optional

Krestmark® 400 Vinyl	YES	YES	
Low-E 66 Glass	YES	YES	
Double Pane, Tilt Sash	YES	YES	
Single Hung Sash	YES	YES	
Fixed Glass	Optional	Optional	

HURD H3® Wood	Optional		YES
Metal or Vinyl Clad Exterior	Optional		YES
Low-E 66 Glass	Optional		YES
Double Pane, Tilt Sash	Optional		YES
Double Hung Sash	Optional		YES
Fixed Gls, Awning, Casement	Optional		Optional

Doors:

Entry -			
Carved Wood	Optional	YES	Optional
Fiberglass	Optional	Optional	Optional
Custom Wood w/Iron & Glass	Optional	Optional	Optional
Iron & Glass Entry Doors	YES	Optional	YES

Garage -

Insulated Steel Panel-2ply	Optional	YES	Optional
Insulated Steel,Carraige Look-3ply	Optional	Optional	Optional
Insulated Steel, Ultra Grain - 3ply	YES	Optional	YES
Solid Wood Panel or Plank	Optional		Optional
Composite - Wood Look	Optional		Optional
Chain Drive Opener	Optional	YES	Optional
Belt Drive Opener	YES		YES
Screw Drive Opener	Optional	Optional	Optional

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•INTERIOR FEATURES

Textured Walls - Coice of Finishes	YES	YES	YES
Rounded Outside Corners @ Walls	YES	YES	YES
Sealed Garage Walls	YES	<i>Optional</i>	YES
Finished Garage Interiors	YES	<i>Optional</i>	YES
Flat Latex Painted Walls	<i>Optional</i>	YES	<i>Optional</i>
Eggshell Painted Interior Walls	YES	<i>Optional</i>	YES
Flat White Interior Ceilings	YES	<i>Optional</i>	YES
Accent Color @ Ceiling or Walls	YES	<i>Optional</i>	YES
Low VOC Enamel Trim	YES	YES	YES
Custom Wood Cabinets -	YES	YES	YES
Stained - Choice of Woods	YES	YES	YES
Painted - Wood	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Counter Tops -			
Kitchen/ Breakfast	Level 2-Granite/Stone	Level 1-Granite	Level 3-Granite/Stone
Wet Bar	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Master Bath	Level 2-Granite/Stone	Level 1-Granite	Level 3-Granite/Stone
Powder/ Guest Bath	Level 2-Granite/Stone	Level 1-Granite	Level 3-Granite/Stone
Outdoor Kitchen	<i>Optional</i>	<i>Optional</i>	Level 1-Granite
Utility Room	Composite	Composite	Composite
Secondary Baths	Composite	Composite	Level 1-Granite
Doors -			
Hollow Core/Smooth Raise Panel	YES	YES	YES
Solid Core/Smooth Raise Panel	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Solid Core Doors@Privacy Areas	YES	<i>Optional</i>	YES
Stained Wood-Pine,Alder or Fir	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
2Hr. Burn-rated Garage Entry	YES	YES	YES
Wrought Iron Stair Railings	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Oak, Cypress or Maple Stair System	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Painted Wood Trim (Stain Grade Optional)			
Base Boards	5 1/4"	3 1/4"	5 1/4" - 7 1/2" @10' Clg.
Door Cashing	3 1/2"	2 1/2"	3 1/2"
Cased Windows	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Crown Mold - 4 1/2"	YES	<i>Optional</i>	YES
Crown Mold - 5 1/2"	<i>Optional</i>		<i>Optional</i>
Crown Mold - 9 1/2" (2-step)	<i>Optional</i>		<i>Optional</i>
Flooring -			
Stained & Scored Concrete	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Porcelaine or Ceramic Tile	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Wood	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Stone/ Travertine	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Carpet	All Bedrooms/ BR Closets	All Bedrooms/BR Closets	<i>Optional</i>

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Door Hardware -

Kwickset® Lever - Dorian	<i>Optional</i>	YES/mixed	<i>Optional</i>
Kwickset® Knob - Laurel	<i>Optional</i>	YES/mixed	<i>Optional</i>
Kwickset® Knob - Hancock	YES/ mixed	<i>Optional</i>	YES/ mixed
Kwickset® Lever - Tustin	YES/ mixed	<i>Optional</i>	YES/ mixed

•PLUMBING THAT LASTS

Stainless Kitchen Sink - 18 ga	<i>Optional</i>	YES	<i>Optional</i>
Stainless Kitchen Sink - 15/16 ga	YES	<i>Optional</i>	YES
Porcelaine/Cast Iron Kitchen Sink	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Fiber Cast Sink	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Solid Shower Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Shower Pans - One Piece	<i>Optional</i>	YES	<i>Optional</i>
Shower Pans - Mud-set Tile	YES	<i>Optional</i>	YES
MIRABELLE® 1.28 gpm Toilets	YES	YES	YES
MIRABELLE® 28"x60" Cast Iron Tub	<i>Optional</i>	YES	<i>Optional</i>
MIRABELLE® 32"x60" Acrylic Tub	YES	<i>Optional</i>	YES
MIRABELLE® Soaking Tub	YES	YES	YES
MIRABELLE®Whirlpool Tub	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
KOHLER®Faucets & Specialties	YES	YES	YES
MIRABELLE® Vitreous China Sinks	YES	YES	YES

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NOTE: The following groupings are the most frequently used in our homes. However, we can provide ANY appliance line available, depending on our customers' preferences and budgets.

Appliances are available for Natural Gas, Propane or Electric, per preference and availability of utilities. Refrigerators, Washers & Dryers, as well as other, portable appliances are optional. All appliances offered meet **Energy Star®** requirements.

•HIGH VALUE, HIGH QUALITY KITCHEN APPLIANCES

KITCHEN AID®

36", 5 burner Cook Top	YES	<i>Optional</i>	<i>Optional</i>
48", PRO, 6 burner range top	<i>Optional</i>		YES
48", 4 burner,dbl oven range/griddle	<i>Optional</i>		<i>Optional</i>
36", 6 burner Range, Conv. Oven	<i>Optional</i>		<i>Optional</i>
36" Vent-A-Hood® 300 CFM	<i>Optional</i>		<i>Optional</i>
36" Vent-A-Hood® 600 CFM	YES	<i>Optional</i>	<i>Optional</i>
52" Vent-A-Hood® 1200 CFM	<i>Optional</i>		YES
30" Micro/Convection Oven Combo	YES	<i>Optional</i>	YES
30" Warming Oven	<i>Optional</i>		YES
Integrated Panel, SS, Dishwasher	YES	<i>Optional</i>	YES
Wasteking® 1HP Disposals	YES	<i>Optional</i>	YES
18" Ice Maker	<i>Optional</i>	<i>Optional</i>	YES
Trash Compactor	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>

WHIRLPOOL®

30", 4-burner Range/Double Oven	<i>Optional</i>	YES
30", 4-burner Cook Top	<i>Optional</i>	<i>Optional</i>
Broan Allure® II, 300 CFM Hood	<i>Optional</i>	YES
30" Micro/Convection Oven Combo	<i>Optional</i>	<i>Optional</i>
30" Microwave/Vent Combo	<i>Optional</i>	<i>Optional</i>
6-cycle Tall Tub Dishwasher	<i>Optional</i>	YES
Wasteking® 3/4 HP Disposal	<i>Optional</i>	YES
Microwave & Trim Kit-Built In	<i>Optional</i>	YES

WOLF®/SUB-ZERO®, THERMADORE®, VIKING®, Jenn Aire®, DACOR®, BOSCH®, GE Monogram®

***Dual Fuel Cooking Appliances**

36", 42" or 48" Pro-style Gas Range Top - 4-6 Sealed Burners w/optional griddle or grill	<i>Optional</i>
36" - 42" Induction Cook Top	<i>Optional</i>
48" Gas Range w/double ovens - 4-6 Burners w/optional griddle or grill	<i>Optional</i>
30" or 36" Refrigerator Only	<i>Optional</i>
30" or 36" Freezer Only	<i>Optional</i>
36"-65" Custom Vent Hoods, 300 CFM - 1600CFM	<i>Optional</i>
30" - 36" Double Steam Oven	<i>Optional</i>
30" - 36" Single Convection Oven	<i>Optional</i>
1.6-2.0 CF Built-in Microwave w/trim	<i>Optional</i>
30" - 36" Warming Drawer	<i>Optional</i>
WasteKing® 1 HP Disposals	<i>Optional</i>

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•WIRED FOR SOUND - AND MORE

Networked Phone/Data, Cable	YES	<i>Optional</i>	YES
Pre-wire For Security System	Doors,Motion,Glass Brk,3 Pads	Doors,Motion,Glass Brk.,1 Pad	Doors,Motn.,Gls. Brk.,Camera,4 Pads
PRE-WIRE FOR SOUND -			
Phones/Data	CAT6	CAT 6	CAT6
Cable/Satelite/Internet	RG6	RG6	RG6
Surround Sound(16 ga)	One Room-7:1/ One Room-5:1	One Room-7:1	7:1 @ All Entertainment Areas
Outdoor Sound - Dual Speakers	YES	<i>Optional</i>	YES
Volume Control - Outdoor Sound	YES	<i>Optional</i>	YES
Pool/Spa - 50 amp Service	YES	<i>Optional</i>	YES

Custom Landscaping:

Chocolate Loam & Grading	YES	YES	<i>Optional</i>
Black Topsoil & Grading	<i>Optional</i>	<i>Optional</i>	YES
Composted Top Soil & Grading	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Seeded Drainage Areas	YES	YES	Sod
Sod Yard Area	<i>Optional</i>	<i>Optional</i>	YES
Plants & Grass - Per Plan	<i>Optional</i>	<i>Optional</i>	YES
High Efficiency Irrigation	<i>Optional</i>	<i>Optional</i>	YES

•WARRANTIES

<i>Sun Valley Total Care</i> ®	YES	YES	YES
1st Year-Full Replacement - All Materials & Labor			
2nd Year-All Supply Systems - Electrical, Plumbing, Ducts			
Bonded Builder Warranty Group ®	YES	YES	YES
All warranties Underwritten 10-year Structural			
Engineers' Certification	YES	YES	YES
PE Sealed Construction Documents			