



Suggested Building Standards

Most Typically Used Products & Materials, By Price Range

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 |
|--------------------------------------|--------------------------------------|--------------------------------------|
| Most Commonly Used Products | Great Quality/ Less Cost | Upgraded Products & Features |
| <i>Recommended For This Grouping</i> | <i>Recommended For This Grouping</i> | <i>Recommended For This Grouping</i> |

•DESIGN FEATURES

Professional Designers

| | | | |
|--------------------------------------|----------------------------|----------------------------|----------------------------|
| Licensed Architectural Design | YES | <i>Optional</i> | YES |
| Customizable, Standard Plans | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Interior Design | YES | <i>Optional</i> | YES |
| Engineered Foundation Design | YES | YES | YES |
| Sanitary Engineering - Septic Design | <i>Septic Systems Only</i> | <i>Septic Systems Only</i> | <i>Septic Systems Only</i> |
| Engineered Soils Analysis | YES | YES | YES |
| Professionally Engineered Structural | YES | YES | YES |
| Engineered Wind Bracing | 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 <i>(Only When Specified by Engineer)</i> | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Site-Placed, Steel Reinforcement | YES | YES | YES |
| Custom Concrete Finish <i>(Some Cosmetic Finishes Require Special Troweling or Aggregate)</i> | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |

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

Engineered Roof System:

| | | | |
|---|-----------------|-----------------|-----------------|
| Engineered, minimum 2x8 Roof Frame | YES | YES | YES |
| Composition Shingle | YES | YES | <i>Optional</i> |
| TAMKO Heritage Premium or Comparable 7/16" ZIP Roof® Decking Synthetic Underlayment | | | |
| BORAL Texas Roof Tile® 5/8" ZIP Roof® Decking Installed on RainVent™ Battens Weatherguard Underlayment | <i>Optional</i> | <i>Optional</i> | YES |
| Metal - Standing Seam Panels, or, Site-Crimped Standing Seam 7/16" ZIP Roof® Decking Installed on RainVent™ Battens Weatherguard Underlayment | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |

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 - 9' | YES | YES | <i>Optional</i> |
| *Exterior Wall Plate Height-10' or More | <i>Optional</i> | <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 SPF Exterior Wall Studs @ 16"OC | YES | YES | <i>Optional</i> |
| 2x6 SPF Exterior Wall Studs @ 16"OC | <i>Optional</i> | <i>Optional</i> | YES |
| ZIPsystem® 7/16 Structural Sheathing | YES | YES | YES |
| 7/16" OSB Wall Sheathing | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Tyvek® Breathable House Wrap | <i>Optional</i> | <i>Optional</i> | <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 <i>AdvanTech</i> ® | 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 Realsffit® | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Porch Ceilings-Smooth Hardie® Board | <i>Optional</i> | YES | <i>Optional</i> |
| Porch Clings-1x6 Primed Realsffit® | YES | <i>Optional</i> | YES |
| Exterior Trim - Primed Realtrim® | YES | YES | YES |
| Hardie® Fiber Cement Siding | <i>Optional</i> | YES | <i>Optional</i> |

*Plate Height refers to exterior wall only

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

•ENERGY, HEATING & INSULATION

Energy Saver Group

Recommended Group

- Sealed Attic - No Roof or Soffit Penetrations
- R-6 Flexible A/C Duct w/hard duct distribution boxes
- Foam Sealant or Flexible Caulk @ All Exterior Wall Penetrations & All Window Frames
- Unfaced Fiberglass Bats @ Exterior Walls - R15(2x4 walls)/ R19(2x6 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 w/Variable Speed Air Handle - Avg. (1) ton per 700 sq. ft./ heated space.
- Thermostatically Controlled Zones
- Min. (1)50 gallon High Efficiency, Electric Water Heater & Hot Water Circulation System*

Energy Master Group

Recommended Group

Recommended Group

- Sealed Attic - No Roof or Soffit Penetrations
- R-6 Flexible A/C Duct w/hard duct distribution boxes
- Foam Sealant or Flexible Caulk @ All Exterior Wall Penetrations & All Window Frames
- BIB Fiberglass @ Exterior Walls - R15, 3 1/2"(2x4 walls)/ R23(2x6 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. 16SEER Heat Pump w/Variable Speed Air Handler - Avg. (1) ton per 750 sq. ft./ heated space.
- Thermostatically Controlled Zones
- *Min. (1)50 gallon Electric Heat Pump Water Heater & Hot Water Circulation Systems *

*All Gas, tank-style water heaters MUST be direct vent units

* 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.

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

•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: | | | |
| <i>Krestmark</i> ® 400 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 |
| <i>Krestmark</i> ® 250 Vinyl | Optional | YES | |
| Low-E 66 Glass | Optional | YES | |
| Double Pane, Tilt Sash | Optional | YES | |
| Single Hung Sash | Optional | 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 | Optional | Optional |
| Fiberglass | Optional | YES | Optional |
| Custom Wood w/Iron & Glass | Optional | Optional | Optional |
| Iron & Glass Entry Doors | YES | Optional | YES |
| Garage - | | | |
| Insulated Steel, Painted Panel-2ply | Optional | YES | Optional |
| Insulated Steel, Ultra Grain - 2ply | YES | Optional | Optional |
| Insulated Steel, Ultra Grain-3ply | Optional | Optional | YES |
| Insulated Steel, Carraige-style - 3ply | Optional | | Optional |
| Solid Wood Panel or Plank | Optional | | Optional |
| Composite - Wood Look | Optional | | Optional |
| Chain Drive Opener | YES | YES | Optional |
| Belt Drive Opener | Optional | Optional | YES |
| Keypad Entry | YES | YES | YES |

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

•INTERIOR FEATURES

| | | | |
|---|-------------------------------|--------------------------------|-------------------------------|
| Textured Walls - Blown Finish | 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 | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Painted - Wood | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Counter Tops - Granite "Levels" are NOT determined by quality of product, but by appearance and availability | | | |
| 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 3-Granite/Stone | Level 1-Granite | Level 3-Granite/Stone |
| Powder/ Guest Bath | Level 3-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, Square-edge or Milled Goods (Stain Grade <i>Optional</i> @ Upcharge) | | | |
| Base Boards | 5 1/4" | 3 1/4" | 5 1/4" - 7 1/2" @10' Clg. |
| Door Casing | 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" | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| 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 - | | | |
| Finished Concrete | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| <i>Scoring</i> | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| <i>Polished</i> | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| <i>Stained</i> | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Porcelaine or Ceramic Tile | <i>All Wet Areas</i> | <i>All Wet Areas</i> | <i>All Wet Areas</i> |
| Wood | <i>All Other Living Areas</i> | <i>Living/Great Room</i> | <i>All Other Living Areas</i> |
| Stone/ Travertine | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Carpet | <i>Optional</i> | <i>All Bedrooms/BR Closets</i> | <i>Optional</i> |

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

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® 30"/32"x60" Acrylic Tub | Secondary Baths | <i>Optional</i> | Secondary Baths |
| 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 |

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

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.

All 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 Gas or Electric Cook Top | YES | Optional | Optional |
| 48", PRO, 6 burner Gas Range Top | Optional | | YES |
| 48",6 burner,gas range w/griddle | Optional | | Optional |
| 36", 5 burner Gas Range | Optional | | Optional |
| 36" Vent-A-Hood® 300 CFM | Optional | | Optional |
| 36" Vent-A-Hood® 600 CFM | YES | Optional | Optional |
| 52" Vent-A-Hood® 1200 CFM | Optional | | YES |
| 30" Micro/Convection Oven Combo | YES | Optional | YES |
| 30" Warming Oven | Optional | | YES |
| Integrated Panel, SS, Dishwasher | YES | Optional | YES |
| WasteKing® 3/4HP Disposals | Optional | Optional | YES |
| WasteKing® 1HP Disposals | YES | Optional | YES |
| 18" Ice Maker | Optional | Optional | Optional |
| Trash Compactor | Optional | | |

WHIRLPOOL®

| | | | |
|---|----------|----------|--|
| | | YES | |
| 30", 4-bu.,dbl. Oven,gas/electric range | Optional | Optional | |
| 30", 4-burner Cook Top | Optional | YES | |
| Broan Allure® II, 300 CFM Hood | Optional | Optional | |
| 30" Micro/Convection Oven Combo | Optional | Optional | |
| 30" Microwave/Vent Combo | Optional | YES | |
| 6-cycle Tall Tub Dishwasher | Optional | YES | |
| WasteKing® 3/4HP Disposals | Optional | YES | |
| Microwave & Trim Kit-Built In | Optional | | |

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

WasteKing® 3/4HP Disposals

WasteKing® 3/4HP Disposals

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

•WIRED FOR SOUND - AND MORE

| | | | |
|----------------------------------|-------------------------------|-------------------------------|-------------------------------------|
| Networked Phone/Data, Cable | YES | <i>Optional</i> | YES |
| Pre-wire 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 |
| Outdoor Speakers w/Volume Contro | YES | <i>Optional</i> | YES |
| 50 amp Service for Pool/Spa | YES | <i>Optional</i> | YES |

Custom Landscaping:

| | | | |
|----------------------------------|-----------------|-----------------|-----------------|
| Chocolate Loam & Grading | YES | YES | <i>Optional</i> |
| Topsoil w/Granite Sand & Grading | <i>Optional</i> | <i>Optional</i> | YES |
| Composted Top Soil & Grading | <i>Optional</i> | <i>Optional</i> | <i>Optional</i> |
| Seeded Drainage/Septic Areas | YES | YES | <i>Optional</i> |
| Sod Yard Area | <i>Optional</i> | <i>Optional</i> | YES |
| Bedding Plants/Shrubs/Trees | YES | <i>Optional</i> | YES |
| High Efficiency Irrigation | YES | <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 | | | |
| All warranties Underwritten | | | |
| 10-year Structural | | | |
| Engineers' Certification | YES | YES | YES |
| PE Sealed Construction Documents | | | |