



## 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
Recommended For This Grouping	Recommended For This Grouping	Recommended For This Grouping

#### •DESIGN FEATURES

##### Professional Designers

Licensed Architectural Design	YES	Optional	YES
Customizable, Standard Plans	Optional	Optional	Optional
Interior Design	YES	Optional	YES
Engineered Foundation Design	YES	YES	YES
Sanitary Engineering - Septic Design	Septic Systems Only	Septic Systems Only	Septic Systems Only
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 (Only When Specified by Engineer)	Optional	Optional	Optional
Site-Placed, Steel Reinforcement	YES	YES	YES
Custom Concrete Finish (Some Cosmetic Finishes Require Special Troweling or Aggregate)	Optional	Optional	Optional

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**Engineered Roof System:**

Engineered, minimum 2x8 Roof Frame	YES	YES	YES
Composition Shingle	YES	YES	Optional
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	Optional	Optional	YES
Metal - Standing Seam Panels, or, Site-Crimped Standing Seam 7/16" ZIP Roof® Decking Installed on RainVent™ Battens Weatherguard Underlayment	Optional	Optional	Optional

**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	Optional
*Exterior Wall Plate Height-10' or More	Optional	Optional	Optional
Variable Height Exterior Walls	Optional	Optional	Optional
Average Exterior Plate Height*	9'	9'	10'
Average Vaulted Ceiling Height*	11'	10'	12'
2x4 SPF Exterior Wall Studs @ 16"OC	YES	YES	Optional
2x6 SPF Exterior Wall Studs @ 16"OC	Optional	Optional	YES
ZIPsystem® 7/16 Structural Sheathing	YES	YES	YES
7/16" OSB Wall Sheathing	Optional	Optional	Optional
Tyvek® Breathable House Wrap	Optional	Optional	Optional
Zip-R® 1" Wall® Exterior Sheathing	Optional	Optional	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	Optional	YES
Fascia - 1x6 RealTrim®/sub-fascia	Optional	YES	Optional
Soffit - Non-perforated Hardie® Board	YES	YES	YES
Soffit - 1x6 Primed Realsffit®	Optional	Optional	Optional
Porch Ceilings-Smooth Hardie® Board	Optional	YES	Optional
Porch Clings-1x6 Primed Realsffit®	YES	Optional	YES
Exterior Trim - Primed Realtrim®	YES	YES	YES
Hardie® Fiber Cement Siding	Optional	YES	Optional

\*Plate Height refers to exterior wall only

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•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.**

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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
<b>Windows:</b>			
<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
<b>Doors:</b>			
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

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<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 - <b>Granite "Levels" are NOT determined by quality of product, but by appearance and availability</b>			
Kitchen/ Breakfast	<b>Level 2-Granite/Stone</b>	<b>Level 1-Granite</b>	Level 3-Granite/Stone
Wet Bar	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Master Bath	<b>Level 3-Granite/Stone</b>	<b>Level 1-Granite</b>	Level 3-Granite/Stone
Powder/ Guest Bath	<b>Level 3-Granite/Stone</b>	<b>Level 1-Granite</b>	Level 3-Granite/Stone
Outdoor Kitchen	<i>Optional</i>	<i>Optional</i>	Level 1-Granite
Utility Room	<b>Composite</b>	<b>Composite</b>	<b>Composite</b>
Secondary Baths	<b>Composite</b>	<b>Composite</b>	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 Optional @ Upcharge)			
Base Boards	<b>5 1/4"</b>	<b>3 1/4"</b>	<b>5 1/4" - 7 1/2" @10' Clg.</b>
Door Cashing	<b>3 1/2"</b>	<b>2 1/2"</b>	<b>3 1/2"</b>
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	<b>All Wet Areas</b>	<b>All Wet Areas</b>	<b>All Wet Areas</b>
Wood	<b>All Other Living Areas</b>	<b>Living/Great Room</b>	<b>All Other Living Areas</b>
Stone/ Travertine	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Carpet	<i>Optional</i>	<b>All Bedrooms/BR Closets</b>	<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® 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

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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.

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

**WHIRLPOOL®**

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

**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® 3/4HP Disposals

WasteKing® 3/4HP Disposals

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<i>Recommended For This Grouping</i>	<i>Recommended For This Grouping</i>	<i>Recommended For This Grouping</i>

**•WIRED FOR SOUND - AND MORE**

Networked Phone/Data, Cable Pre-wire Security System PRE-WIRE FOR SOUND - Phones/Data Cable/Satelite/Internet Surround Sound(16 ga) Outdoor Sound - Dual Speakers Outdoor Speakers w/Volume Contro 50 amp Service for Pool/Spa	<b>YES</b>  <b>CAT6</b> <b>RG6</b> <b>One Room-7:1/ One Room-5:1</b> <b>YES</b> <b>YES</b> <b>YES</b>	<i>Optional</i>  <b>CAT 6</b> <b>RG6</b> <b>One Room-7:1</b> <i>Optional</i> <i>Optional</i> <i>Optional</i>	<b>YES</b>  <b>CAT6</b> <b>RG6</b> <b>7:1 @ All Entertainment Areas</b> <b>YES</b> <b>YES</b> <b>YES</b>
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**Custom Landscaping:**

Chocolate Loam & Grading Topsoil w/Granite Sand & Grading Composted Top Soil & Grading Seeded Drainage/Septic Areas Sod Yard Area Bedding Plants/Shrubs/Trees High Efficiency Irrigation	<b>YES</b> <i>Optional</i> <i>Optional</i> <b>YES</b> <i>Optional</i> <b>YES</b> <b>YES</b>	<b>YES</b> <i>Optional</i> <i>Optional</i> <b>YES</b> <i>Optional</i> <i>Optional</i> <i>Optional</i>	<i>Optional</i> <b>YES</b> <i>Optional</i> <i>Optional</i> <b>YES</b> <b>YES</b> <b>YES</b>
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**•WARRANTIES**

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