



Suggested Building Standards

The 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
Treat for Wood-Destroying Pests	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>Optional</i>	<i>Optional</i>	<i>Optional</i>

Cosmetic Finishes, Such As Staining, May Require Special Troweling or Aggregate

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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	<i>Optional</i>	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 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-Smooth Hardie® Board	<i>Optional</i>	YES	<i>Optional</i>
Porch Clings-1x6 Primed Realsoffit®	<i>Optional</i>	<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

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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 650 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	<i>Optional</i>	YES
Fiber Cement Siding	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Exterior Acrylic Paint	YES	YES	YES
Exterior Wood Stain Accents	<i>Optional</i>	Entry Door	<i>Optional</i>
Seamless Gutters	YES	YES	YES
Gutter Collection System	<i>Optional</i>	<i>Optional</i>	YES
<u>Windows:</u>			
<i>Krestmark</i> ® 400 Vinyl	YES	<i>Optional</i>	<i>Optional</i>
Low-E 66 Glass	YES	<i>Optional</i>	<i>Optional</i>
Double Pane, Tilt Sash	YES	<i>Optional</i>	<i>Optional</i>
Single Hung Sash	YES	<i>Optional</i>	<i>Optional</i>
Fixed Glass or Awning	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
 <i>Krestmark</i> ® 250 Vinyl	<i>Optional</i>	YES	
Low-E 66 Glass	<i>Optional</i>	YES	
Double Pane, Tilt Sash	<i>Optional</i>	YES	
Single Hung Sash	<i>Optional</i>	YES	
Fixed Glass	<i>Optional</i>	<i>Optional</i>	
 HURD H3® Wood	<i>Optional</i>		YES
Metal or Vinyl Clad Exterior	<i>Optional</i>		YES
Low-E 66 Glass	<i>Optional</i>		YES
Double Pane, Tilt Sash	<i>Optional</i>		YES
Double Hung Sash	<i>Optional</i>		YES
Fixed Gls, Awning, Casement	<i>Optional</i>		<i>Optional</i>
<u>Doors:</u>			
Entry -			
Carved Wood	<i>Optional</i>	YES	<i>Optional</i>
Fiberglass	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Custom Wood w/Iron & Glass	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Iron & Glass Entry Doors	YES	<i>Optional</i>	YES
Garage -			
Insulated Steel, Painted Panel-2ply	<i>Optional</i>	YES	<i>Optional</i>
Insulated Steel, Ultra Grain - 2ply	YES	<i>Optional</i>	<i>Optional</i>
Insulated Steel, Ultra Grain-3ply	<i>Optional</i>	<i>Optional</i>	YES
Insulated Steel, Carraige-style - 3ply	<i>Optional</i>		<i>Optional</i>
Solid Wood Panel or Plank	<i>Optional</i>		<i>Optional</i>
Composite - Wood Look	<i>Optional</i>		<i>Optional</i>
Chain Drive Opener	YES	YES	<i>Optional</i>
Belt Drive Opener	<i>Optional</i>	<i>Optional</i>	YES
Keypad Convenience Entry	YES	YES	YES

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•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	<i>Optional</i>	<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 2-Granite/Stone/Quartz	Level 1-Granite/Quartz	Level 3-Granite/Stone/Quartz
Powder/ Guest Bath	Level 2-Granite/Stone/Quartz	Level 1-Granite/Quartz	Level 3-Granite/Stone/Quartz
Outdoor Kitchen	<i>Optional</i>	<i>Optional</i>	Level 1-Granite
Utility Room	Level 1-Granite/Stone/Quartz	Level 1-Granite/Quartz	Level 1-Granite/Quartz
Secondary Baths	Level 1-Granite/Stone/Quartz	Level 1-Granite/Quartz	Level 1-Granite/Quartz
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	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"
Wood-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>Optional</i>	<i>All Wet Areas</i>
Wood-Engineered or Composite	<i>All Other Living Areas</i>	<i>Optional</i>	<i>All Other Living Areas</i>
Wood Planking	<i>Optional</i>		<i>Optional</i>
Stone/ Travertine	<i>Optional</i>		<i>Optional</i>
Carpet	<i>Optional</i>	<i>Optional</i>	<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
Schlage® Lever - Latitude	YES/ mixed	<i>Optional</i>	YES/ mixed
Schlage® Knob - Sienna	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	YES	<i>Optional - Electric</i>	<i>Optional</i>
48", PRO, 6 burner Gas Range Top	<i>Optional</i>		YES
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>	<i>Optional</i>
36" Vent-A-Hood® 600 CFM	YES		<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® 3/4HP Disposals	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
WasteKing® 1HP Disposals	YES	<i>Optional</i>	YES
18" Ice Maker	<i>Optional</i>		<i>Optional</i>
Trash Compactor	<i>Optional</i>		<i>Optional</i>

WHIRLPOOL®

30", 4-bu., dbl. Oven, gas/electric range	<i>Optional</i>	YES	
30", 4-burner Cook Top	<i>Optional</i>	<i>Optional</i>	
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>	<i>Optional</i>	
6-cycle Tall Tub Dishwasher	<i>Optional</i>	YES	
WasteKing® 3/4HP Disposals	<i>Optional</i>	YES	
Microwave & Trim Kit-Built In	<i>Optional</i>	<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>

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•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

Sun Valley Total Care®

1st Year-Full Replacement -			
All Materials & Labor	YES	YES	YES
2nd Year-All Supply Systems -	YES	YES	YES
Electrical, Plumbing, Ducts			
All warranties Underwritten			
10-year Structural	YES	YES	YES
Engineers' Certification			
PE Sealed Construction Documents	YES	YES	YES