



## Suggested Building Standards

### The Most Typically Used Products & Materials - By Price Range

The *Signature* package reflects Homebuyers' most commonly requested products & materials, 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 specific preferences of its Owner.
- Product and finish groupings are general guidelines for Homebuyers' 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	YES	YES
Customizable, Builder's 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 ( <i>Septic Design</i> )	<i>Septic Systems Only</i>	<i>Septic Systems Only</i>	<i>Septic Systems Only</i>
Engineered Soils Analysis	YES	YES	YES
Professional Structural Engineering	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 Roof Frame	YES	YES	YES
<i>Site- Built or Engineered Truss, per Engineer</i>			
<b>Composition Shingle</b>	YES	YES	<i>Optional</i>
<i>TAMKO Heritage Premium or Comparable</i>			
<i>7/16" ZIP Roof® Decking</i>			
<i>Synthetic Underlayment</i>			
<b>Concrete Tile</b>			
BORAL Texas Roof Tile®	<i>Optional</i>	<i>Optional</i>	YES
<i>5/8" ZIP Roof® Decking</i>			
<i>Installed over 1x2 Battens</i>			
<i>Weatherguard® Underlayment</i>			
<b>Metal Roof</b>	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
<i>16" to 30" Standing Seam Panels or</i>			
<i>Site-Crimped Standing Seam</i>			
<i>7/16" ZIP Roof® Decking</i>			
<i>Installed on RainVent™ Battens</i>			
<i>Vented Drip Edge</i>			
<i>Weatherguard® Underlayment</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'	<i>Standard</i>	<i>Standard</i>	<i>Optional</i>
*Exterior Wall Plate Height-10' +	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Variable Height Exterior Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
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 Exterior Sheathing	YES	YES	YES
7/16" OSB Exterior Sheathing	<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 Realsoffit®	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Porch Ceiling-Hardie® Board	<i>Optional</i>	YES	<i>Optional</i>
Porch Ceiling-1x6 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 walls only*

<i>Signature</i>	A LITTLE LESS	<b>A Little More</b>
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 and 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 Common Floors (above Garage or Porch-below conditioned spaces)
- R-11 Sound Insulation - 2nd Story Mid Floor, Master & Utility Common Walls
- NOTE: Exterior Garage Walls (other than walls common to heated areas) are insulated with R13 Bats. Garage ceilings are R-19 Bats
- 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 Common Floors (above Garage or Porch - below conditioned spaces)
- R-11 Sound Insulation - 2nd Story Mid Floor, Master, Alls Baths & Utility Common Walls
- NOTE: Exterior Garage Walls (other than walls common to heated areas) are insulated with R13 Bats. Garage ceilings are 5.3" Open Cell Foam
- 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

\* **GAS** on-demand water heater options, 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	<b>A Little More</b>
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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>
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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

**Windows:**

<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>

**Doors:**

Entry -			
Carved Wood Panel	<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	YES	<i>Optional</i>	YES
Accent Color @ Ceiling or Walls	<i>Optional</i>	<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	Level 2-Granite/Mfg. Quartz	Level 1-Granite	Level 3-Granite/Mfg. Quartz
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>
1Hr. 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"
Door Casing	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 -			
Stained/Polished Concrete	<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-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>	YES	<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
MIRRABELLE® 1.28 gpm Toilets	YES	YES	YES
MIRRABELLE® 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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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 bu. Gas/ Electric Cook Top	YES	Optional - Electric	Optional
48", PRO, 6 burner Gas Range Top	Optional		YES
48",6 burner,gas range w/giddle	Optional		Optional
36", 5 burner Gas Range	Optional		Optional
36" Vent-A-Hood® 300 CFM	Optional	Optional	Optional
36" Vent-A-Hood® 600 CFM	YES		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	Optional
WasteKing® 1HP Disposals	YES	Optional	YES
18" Ice Maker	Optional		Optional
Trash Compactor	Optional		Optional

**WHIRLPOOL®**

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

**OTHER RECOMMENDED PRODUCT LINES**

**Jenn Aire®**

**GE MONOGRAM®**

**GE PROFILE®**

**VIKING®**

**BOSCH®**

**WOLF®/SUB-ZERO®**

**DACOR®**

<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

•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 Contrc	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			
Underwritten by <b>CENTRICITY</b>			
10-year Structural	YES	YES	YES
<b>Engineers' Certification</b>			
PE Sealed Construction Documents	YES	YES	YES



