



# Standard Building Specifications

## Most Commonly Used Products & Materials

Our *Signature* specification package reflects the products and materials most commonly used in our home construction. Since we build only custom designed homes, we never limit style or dictate the materials used in any home we build.

These groupings of products, materials and finishes are intended as general guidelines for our customers to consider, when planing their new homes. They DO NOT represent any limitation, as to the final style, materials, products or finishes available.

<i>Signature</i>	<b>A Little Less</b>	<b>A Little More</b>
Features Most Commonly Used	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

Custom Architectural Design	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Customizable Standard Plans	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Professional Interior Design	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Professional Foundation Design	<b>YES</b>	<b>YES</b>	<b>YES</b>
Professional Sanitary Engineering	<i>Septic Systems Only</i>	<i>Septic Systems Only</i>	<i>Septic Systems Only</i>
Professional Soils Analysis	<b>YES</b>	<b>YES</b>	<b>YES</b>
Professional Structural Engineering	<b>YES</b>	<b>YES</b>	<b>YES</b>

### •CONSTRUCTION FEATURES

#### Engineered Foundation:

Minimum 3000 PSI Concrete Slab	<b>YES</b>	<b>YES</b>	<b>YES</b>
Organic Preventative Pest Treatment	<b>YES</b>	<b>YES</b>	<b>YES</b>
Post-tension Cable Reinforcement (ONLY when dictated by site conditions)	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Site Placed, Tied Steel	<b>YES</b>	<b>YES</b>	<b>YES</b>
Custom Concrete Finish, Per Design	<b>YES</b>	<b>YES</b>	<b>YES</b>

#### Roofing:

Hand Cut Roof Frame	<b>YES</b>	<b>YES</b>	<b>YES</b>
30 yr Rated, Composition Shingle	<b>YES</b>	<b>YES</b>	<i>Optional</i>
7/16" ZIP Roof®	<b>YES</b>	<i>Optional</i>	<i>Optional</i>
15# Membrane	<b>YES</b>	<b>YES</b>	
BORAL Texas Roof Tile®	<i>Optional</i>		<b>YES</b>
5/8" Deck, Battens	<i>Optional</i>		<b>YES</b>
Ice & Rain Membrane	<i>Optional</i>		<b>YES</b>
Metal - Standing Seam	<i>Optional</i>		<i>Optional</i>
7/16" ZIP Roof®, Battens	<i>Optional</i>		<i>Optional</i>
Ice & Rain Membrane	<i>Optional</i>		<i>Optional</i>

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**Structurally Engineered Frame:**

Site Built	<b>YES</b>	<b>YES</b>	<b>YES</b>
Storm Anchored Exterior Walls	<b>YES</b>	<b>YES</b>	<b>YES</b>
2x4 @ 16" OC Wall Stud Placement	<b>YES</b>	<b>YES</b>	<b>YES</b>
2x6 @ 16" OC Wall Stud Placement	<i>Optional</i>		<i>Optional</i>
ZIP Wall® Exterior Sheathing	<b>YES</b>	<b>YES</b>	<b>YES</b>
Zip-R 1" Wall® Exterior Sheathing	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Engineered Upper-Floor Trusses	<b>YES</b>	<b>YES</b>	<b>YES</b>
Upper Floor-1 1/8" T&G Sub-floor	<b>YES</b>	<b>YES</b>	<b>YES</b>
Fascia - 2x8/2x10 Primed RealTrim®	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Soffit - Non-perforated Hardie® Board	<b>YES</b>	<b>YES</b>	<b>YES</b>
Soffit - 1x6 Primed Realsoffit®	<i>Optional</i>		<i>Optional</i>
Exterior Trim - Primed Realtrim®	<b>YES</b>	<b>YES</b>	<b>YES</b>
Average Exterior Plate Height*	<b>9'</b>	<b>8'</b>	<b>10'</b>
Average Vaulted Ceiling Height*	<b>11'</b>	<b>10'</b>	<b>12'</b>
Fiber Cement Siding	<i>Optional</i>	<b>YES</b>	

\*Plate Height refers to exterior wall only

**•ENERGY, HEATING & INSULATION**

**Energy Saver Group**

**Recommended Group**

- Sealed Attic
- R-8 Flexible A/C Duct w/hard duct distribution boxes
- Foam Sealant @ All Exterior Wall Penetrations
- R-15 Unfaced FG Exterior Wall Bats
- 5 1/2" 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
- 3 1/2"(2x4 walls)5 1/2"(2x6 walls)Open Cell Foam or BIBs @ All Exterior Walls
- 5 1/2" Open Cell Foam @ Roof Deck
- 5 1/2" 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 fan - Avg. (1) ton per 800 sq. ft. heated space.
- Thermostatically Controlled, Dampened Zones

\*Min. (1)50 gallon Electric Heat Pump Water Heaters & 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	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Fiber Cement Siding	<i>Optional</i>	<i>Optional</i>	
Exterior Acrylic Paint	<b>YES</b>	<b>YES</b>	<b>YES</b>
Exterior Wood Stain Accents	<i>Optional</i>	Entry Door	<i>Optional</i>
Seamless Gutters	<b>YES</b>	<b>YES</b>	<b>YES</b>
Gutter Collection System	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
<b>Windows:</b>			
KRESTMARK® Vinyl	<b>YES</b>	<b>YES</b>	<i>Optional</i>
Cardinal E66, LowE Glass	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Cardinal E40 tinted, LowE Glass	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Double Pane, Tilt Sash	<b>YES</b>	<b>YES</b>	<i>Optional</i>
Single Hung Sash	<b>YES</b>	<b>YES</b>	<i>Optional</i>
Fixed Glas Sash	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
HURD® Wood	<i>Optional</i>		<b>YES</b>
Metal Clad	<i>Optional</i>		<b>YES</b>
Cardinal 366, LowE Glass	<i>Optional</i>		<i>Optional</i>
Cardinal 240 tinted, LowE Glass	<i>Optional</i>		<i>Optional</i>
Double Pane, Tilt Sash	<i>Optional</i>		<b>YES</b>
Single Hung Sash	<i>Optional</i>		<i>Optional</i>
Fixed Glas Sash	<i>Optional</i>		<i>Optional</i>
Double Hung, Primary Windows	<i>Optional</i>		<b>YES</b>
<b>Doors:</b>			
Entry -			
Carved Wood	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
Fiberglass	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Custom Wood w/Iron & Glass	<i>Optional</i>		<i>Optional</i>
Iron & Glass Entry Doors	<b>YES</b>		<b>YES</b>
Garage -			
Insulated Steel Panel-2ply	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
Insulated Steel, Carraige Look-3ply	<i>Optional</i>		<i>Optional</i>
Insulated Steel, Ultra Grain - 3ply	<b>YES</b>		<b>YES</b>
Solid Wood Panel or Plank	<i>Optional</i>		<i>Optional</i>
Composite - Wood Look	<i>Optional</i>		<i>Optional</i>
Chain Drive Opener	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
Belt Drive Opener	<b>YES</b>		<b>YES</b>
Screw Drive Opener	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
<b>Custom Landscaping:</b>			
Chocolate Loam & Grading	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
Black Topsoil & Grading	<b>YES</b>		<b>YES</b>
Composted Top Soil & Grading	<i>Optional</i>		<i>Optional</i>
Seeded Drainage Areas	<b>YES</b>	<b>YES</b>	<b>YES</b>
Sod Yard Area	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Plants & Grass - Per Plan	<b>YES</b>	<i>Optional</i>	<b>YES</b>
High Efficiency Irrigation	<b>YES</b>	<i>Optional</i>	<b>YES</b>

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**•INTERIOR FEATURES**

Textured Walls - Coice of Finishes	<b>YES</b>	<b>YES</b>	<b>YES</b>
Rounded Outside Corners @ Walls	<b>YES</b>	<b>YES</b>	<b>YES</b>
Sealed Garage Walls	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Finished Garage Interiors	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Flat Latex Painted Walls	<b>YES</b>	<b>YES</b>	<b>YES</b>
Eggshell or Satin Enamel @ Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Ceilings Finished To Match Walls	<b>YES</b>	<b>YES</b>	<b>YES</b>
Accent Color @ Ceiling or Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Additional Accents Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Oil Base Enamel Trim	<b>YES</b>	<b>YES</b>	<b>YES</b>
Latex Interior Enamel	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Low or No VOC Paint	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Custom Wood Cabinets -	<b>YES</b>	<b>YES</b>	<b>YES</b>
Stained - Choice of Woods	<b>YES</b>	<b>YES</b>	<b>YES</b>
Painted - Wood or MDF	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Counter Tops -			
Kitchen/ Breakfast	<b>Granite</b>	<b>Granite</b>	<b>Granite</b>
Wet Bar	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Master Bath	<b>Granite/Stone</b>	<b>Cultured Marble</b>	<b>Granite/Stone</b>
Powder/ Guest Bath	<b>Granite/Stone</b>	<b>Cultured Marble</b>	<b>Granite/Stone</b>
Outdoor Kitchen	<i>Optional</i>		<i>Optional</i>
Utility Room	<b>Granite/Stone</b>	<b>Laminated Vinyl</b>	<b>Granite/Stone</b>
Secondary Baths	<b>Granite/Stone</b>	<b>Cultured Marble</b>	<b>Granite/Stone</b>
Doors -			
Hollow Core/Somoth Raised Panel	<b>YES</b>	<b>YES</b>	<b>YES</b>
Solid Core/Smooth Raised Panel	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Solid Core Doors @ Private Areas	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Stained Wood-Pine,Alder or Fir	<i>Optional</i>		<i>Optional</i>
3Hr. Burn-rated Gaarge Entry	<b>YES</b>	<b>YES</b>	<b>YES</b>
Wrought Iron Stair Railings	<b>YES</b>	<b>YES</b>	<i>Optional</i>
Oak, Cypress or Maple Stair System	<i>Optional</i>		<i>Optional</i>
Painted Wood Trim (Stain Grade Optional)			
Base Boards	<b>5 1/4"</b>	<b>3 1/2"</b>	<b>7 1/2" Down/ 5 1/4" Up</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>
Crown Mold - 4 1/2"	<b>YES</b>		<i>Optional</i>
Crown Mold - 5 1/2"	<i>Optional</i>		<b>YES</b>
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	<b>Entry,Liv,Kit,Din,Wet Areas</b>	<b>Wet Areas</b>	<i>Optional</i>
Wood	<i>Optional</i>		<i>Optional</i>
Stone/ Travertine	<i>Optional</i>		<i>Optional</i>
Carpet	<i>Optional</i>	<b>All Bedrooms &amp; Closets</b>	<i>Optional</i>

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Door Hardware -

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

•**PLUMBING THAT LASTS**

Stainless Kitchen Sink - 18 ga	<i>Optional</i>	<b>YES</b>	
Stainless Kitchen Sink - 15-16 ga	<b>YES</b>	<i>Optional</i>	<b>YES</b>
Porcelaine on Cast Iron	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Composite-Granite Blend	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Shower Pans - Cultured Marble	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
Shower Pans - Mud-set Tile	<i>Optional</i>	<i>Optional</i>	<b>YES</b>
KOHLER® 1.28 gpm Toilets	<b>YES</b>	<b>YES</b>	<b>YES</b>
KOHLER® 28"x60" Cast Iron Tub	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
MIRABELLE® 32"x60" Acrylic Tub	<b>YES</b>	<i>Optional</i>	<b>YES</b>
MIRABELLE® Soaking Tub	<i>Optional</i>	<b>YES</b>	<i>Optional</i>
MIRABELLE® Whirlpool Tub	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
KOHLER® Faucets & Specialties	<b>YES</b>	<b>YES</b>	<b>YES</b>
MIRABELLE® Vitreous China Sinks	<b>YES</b>		<b>YES</b>

**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 KITCHEN APPLIANCES**

**KITCHEN AID®**

36", 5 burner Cook Top	<b>YES</b>		<i>Optional</i>
42", 6 burner Cook Top	<i>Optional</i>		<i>Optional</i>
48", PRO, 6 burner range top	<i>Optional</i>		<b>YES</b>
48", 4 burner, dbl oven range w/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>		<b>YES</b>
52" Vent-A-Hood® 600 CFM	<i>Optional</i>		<b>YES</b>
30" Micro/Convection Oven Combo	<b>YES</b>		<b>YES</b>
30" Warming Oven	<i>Optional</i>		<i>Optional</i>
Integrated Panel, SS, Dishwasher	<b>YES</b>		<b>YES</b>
WasteKing® 3/4 HP Disposals	<b>YES</b>		<b>YES</b>
18" Ice Maker	<i>Optional</i>		<b>YES</b>
Trash Compactor	<i>Optional</i>		<i>Optional</i>

**WHIRLPOOL®**

30", 4-burner Range w/Double Oven	<i>Optional</i>	<b>YES</b>	
Broan Allure® II, 300 CFM Hood	<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® 3/4 HP Disposals	<i>Optional</i>	<b>YES</b>	
Microwave & Trim Kit-Built In	<i>Optional</i>	<i>Optional</i>	

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**WHIRLPOOL®/KITCHEN AID®**

36" KitchenAid® 5-burner Cook Top	<i>Optional</i>	<i>Optional</i>
36" Vent-A-Hood® 300 CFM Hood	<i>Optional</i>	<i>Optional</i>
30" WP-DbI. Micro/Convection Ovens	<i>Optional</i>	<i>Optional</i>
6-cycle WP Dishwasher-Int. Panel	<i>Optional</i>	<i>Optional</i>
WasteKing® 3/4 HP Disposals	<i>Optional</i>	<i>Optional</i>
18" Whirlpool® Trash Compactor	<i>Optional</i>	<i>Optional</i>

**WOLF®/SUB-ZERO®/VIKING®/BOSCH®/ICON®**

**\*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>

**•WIRED FOR SOUND - AND MORE**

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

**•WARRANTIES**

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