



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>	<i>A Little Less</i>	A LITTLE MORE
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	YES	<i>Optional</i>	YES
Customizable Standard Plans	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Professional Interior Design	YES	<i>Optional</i>	YES
Professional Foundation Design	YES	YES	YES
Professional Sanitary Engineering	<i>Septic Systems Only</i>	<i>Septic Systems Only</i>	<i>Septic Systems Only</i>
Professional Soils Analysis	YES	YES	YES
Professional Structural Engineering	YES	YES	YES

•CONSTRUCTION FEATURES

Engineered Foundation:

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

Roofing:

Engineered 2x6 Roof Frame	YES	YES	YES
30 yr Rated,Composition Shingle	YES	YES	<i>Optional</i>
7/16" Weatherized Deck	YES	<i>Optional</i>	<i>Optional</i>
Synthetic Underlayment	YES	YES	
BORAL Texas Roof Tile®	<i>Optional</i>	<i>Optional</i>	YES
9/16" Weatherized Deck	<i>Optional</i>	<i>Optional</i>	YES
RainVent™ Batten	<i>Optional</i>	<i>Optional</i>	YES
Metal - Standing Seam	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
7/16" Weatherized Roof	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
RainVent™ Batten	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>

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Structurally Engineered Frame:

Site Built, Precise Cut Frame	YES	YES	YES
Storm Anchored Exterior Walls	YES	YES	YES
Exterior Wall Height - 8' or 9'	YES	Optional	
Exterior Wall Height - 9' or 10'	Optional	YES	Optional
Exterior Wall Height - min.9', variable	YES	YES	Optional
2x4 Exterior Wall Studs @ 16"OC	YES	YES	YES
2x6 Exterior Walls Studs @ 16"OC	Optional	Optional	Optional
ZIPsystem® Structural Sheathing	Optional	YES	YES
Zip-R® 1" Wall® Exterior Sheathing	YES	Optional	Optional
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	YES	YES
Soffit - Non-perforated Hardie® Board	YES	YES	YES
Soffit - 1x6 Primed Realsoffit®	Optional		Optional
Exterior Trim - Primed Realtrim®	YES	YES	YES
Average Exterior Plate Height*	YES	8'	10'
Average Vaulted Ceiling Height*	YES	10'	12'
Fiber Cement Siding	Optional	YES	

*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-8 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 750 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	YES	<i>Optional</i>	YES
Fiber Cement Siding	<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>	<i>Optional</i>

Windows:

HURD Super Seal® Vinyl	YES	YES	<i>Optional</i>
Low-E 66 Glass	YES	YES	<i>Optional</i>
Double Pane, Tilt Sash	YES	YES	<i>Optional</i>
Single Hung Sash	YES	YES	<i>Optional</i>
Fixed Gls, Awning, Casement	<i>Optional</i>	<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>		YES

Doors:

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>
Iron & Glass Entry Doors	YES		YES

Garage -			
Insulated Steel Panel-2ply	<i>Optional</i>	YES	<i>Optional</i>
Insulated Steel, Carraige Look-3ply	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Insulated Steel, Ultra Grain - 3ply	YES		YES
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>		YES
Screw Drive Opener	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>

Custom Landscaping:

Chocolate Loam & Grading	YES	YES	<i>Optional</i>
Black Topsoil & Grading	<i>Optional</i>		YES
Composted Top Soil & Grading	<i>Optional</i>		<i>Optional</i>
Seeded Drainage Areas	YES	YES	YES
Sod Yard Area	<i>Optional</i>	<i>Optional</i>	YES
Plants & Grass - Per Plan	<i>Optional</i>	<i>Optional</i>	YES
High Efficiency Irrigation	<i>Optional</i>	<i>Optional</i>	YES

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•INTERIOR FEATURES

Textured Walls - Coice of Finishes	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	YES	YES	YES
Eggshell or Satin Enamel @ Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Ceilings Finished To Match Walls	YES	YES	YES
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>
Low VOC Enamel Trim	YES	YES	YES
Custom Wood Cabinets -	YES	YES	YES
Stained - Choice of Woods	YES	YES	YES
Painted - Wood or MDF	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Counter Tops -			
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	Level 1-Granite	Level 3-Granite/Stone
Powder/ Guest Bath	Level 2-Granite/Stone	Level 1-Granite	Level 3-Granite/Stone
Outdoor Kitchen	Level 1-Granite		<i>Optional</i>
Utility Room	Level 1-Granite	Level 1-Granite	Level 1-Granite
Secondary Baths	Level 1-Granite	Cultured Marble	Level 1-Granite
Doors -			
Hollow Core/Somoth Raised Panel	YES	YES	YES
Solid Core/Smooth Raised Panel	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Solid Core Doors-Privacy Rooms	YES	<i>Optional</i>	YES
Stained Wood-Pine,Alder or Fir	<i>Optional</i>		<i>Optional</i>
3Hr. Burn-rated Garage Entry	YES	YES	YES
Wrought Iron Stair Railings	YES	YES	<i>Optional</i>
Oak, Cypress or Maple Stair System	<i>Optional</i>		<i>Optional</i>
Painted Wood Trim (Stain Grade Optional)			
Base Boards	5 1/4"	3 1/2"	7 1/2" Down/ 5 1/4" Up
Door Cashing	3 1/2"	2 1/2"	3 1/2"
Cased Windows	<i>Optional</i>		<i>Optional</i>
Crown Mold - 4 1/2"	YES	<i>Optional</i>	<i>Optional</i>
Crown Mold - 5 1/2"	<i>Optional</i>		YES
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	Entry,Kitchen,Wet Areas	Entry, Kitchen, Wet Areas	<i>Optional</i>
Wood	Living, Formal Dining		<i>Optional</i>
Stone/ Travertine	<i>Optional</i>		<i>Optional</i>
Carpet	<i>Optional</i>	All Bedrooms & Closets	<i>Optional</i>

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Door Hardware -

Kwickset® Knob - Hancock	YES/ mixed	Optional	Optional
Kwickset® Lever - Dorian	Optional	YES	Optional
Kwickset® Knob - Laurel	Optional	Optional	YES/ mixed
Kwickset® Lever - Tustin	YES/ mixed	Optional	YES/ mixed

•**PLUMBING THAT LASTS**

Stainless Kitchen Sink - 18 ga		YES	
Stainless Kitchen Sink - 15-16 ga	YES	Optional	YES
Porcelain/Cast Iron Kitchen Sink	Optional	Optional	Optional
Clutured Marble Shower Walls	Optional	Optional	Optional
Shower Pans - Cultured Marble	Optional	YES	Optional
Shower Pans - Mud-set Tile	YES	Optional	YES
KOHLER® 1.28 gpm Toilets	YES	YES	YES
KOHLER® 28"x60" Cast Iron Tub	Optional	YES	Optional
MIRABELLE® 32"x60" Acrylic Tub	YES	Optional	YES
MIRABELLE® Soaking Tub	YES	YES	Optional
MIRABELLE® Whirlpool Tub	Optional	Optional	YES
KOHLER® Faucets & Specialties	YES	YES	YES
MIRABELLE® Vitreous China Sinks	YES	YES	YES

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	YES		Optional
42", 6 burner Cook Top	Optional		Optional
48", PRO, 6 burner range top	Optional		YES
48", 4 burner, dbl oven range w/griddle	Optional		Optional
36", 6 burner Range, Conv. Oven	Optional		Optional
36" Vent-A-Hood® 300 CFM	Optional		Optional
42" Vent-A-Hood® 600 CFM	YES		Optional
52" Vent-A-Hood® 600 CFM	Optional		YES
30" Micro/Convection Oven Combo	YES		YES
30" Warming Oven	Optional		YES
Integrated Panel, SS, Dishwasher	YES		YES
WasteKing® 3/4 HP Disposals	YES		YES
18" Ice Maker	Optional		YES
Trash Compactor	Optional		YES

WHIRLPOOL®

30", 4-burner Range w/Double Oven	Optional	YES	
Broan Allure® II, 300 CFM Hood	Optional	YES	
30" Microwave/Vent Combo	Optional	Optional	
6-cycle Tall Tub Dishwasher	Optional	YES	
WasteKing® 3/4 HP Disposals	Optional	YES	
Microwave & Trim Kit-Built In	Optional	YES	

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WOLF®/SUB-ZERO®, THERMADORE®, VIKING®, Jenn Aire®, DACOR®, BOSCH®, 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® 1 HP Disposals	<i>Optional</i>

•WIRED FOR SOUND - AND MORE

Networked Phone/Data, Cable	YES	<i>Optional</i>	YES
Pre-wire For Security System	Doors, Motion, Glass Brk, 3 Pads	Doors, Motion, Glass Brk, 1 Pad	Doors, Motn., Gl. Brk., Camera, 4 Pads
PRE-WIRE FOR SOUND -			
Phones/Data	CAT6	CAT 6	CAT6
Cable/Satellite/Internet	RG6	RG6	RG6
Surround Sound(16 ga)	One Room-7:1	One Room-7:1	7:1 @ All Entertainment Areas
Outdoor Sound - Dual Speakers	YES	<i>Optional</i>	YES
Volume Control - Outdoor Sound	YES	<i>Optional</i>	YES
Pool/Spa - 50 amp Service	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			
Bonded Builder Warranty Group®	YES	YES	YES
All warranties Underwritten 10-year Structural			
Registered Engineers' Certification	YES	YES	YES
PE Sealed Construction Documents			