



## Standard Building Specifications

### Most Commonly Used Products & Materials

Our *Signature* specification package reflects products and materials most commonly used in our home construction. However, we never limit style or dictate specific products or finishes used in any home built. Every home built is customized to conform to its site, and, to the tastes and lifestyle requirements of its Owner. 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 Bit Less</i>	<i>A LITTLE MORE</i>
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 Engineer)	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Site Placed, Tied Steel	YES	YES	YES
Custom Concrete Finish, Per Design	YES	YES	YES

**Roofing:**

Engineered 2x8 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	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>	YES

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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'	Optional	Optional	
Exterior Wall Height - 9' or 10'	YES	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	YES	YES	YES
Zip-R® 1" Wall® Exterior Sheathing	Optional	Optional	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	YES	YES
Soffit - Non-perforated Hardie® Board	YES	YES	YES
Soffit - 1x6 Primed Realsoffit®	Optional	Optional	Optional
Porch Clings-1x6 Primed Realsoffit®	Optional	Optional	YES
Exterior Trim - Primed Realtrim®	YES	YES	YES
Average Exterior Plate Height*	9'	8'	10'
Average Vaulted Ceiling Height*	11'	10'	12'
Fiber Cement Siding	Optional	YES	Optional

\*Plate Height refers to exterior wall only

**•ENERGY, HEATING & INSULATION**

**Energy Saver Group**

**Recommended Group**

- Sealed Attic
- R-6 Flexible A/C Duct w/hard duct distribution boxes
- Foam Sealant @ All Exterior Wall Penetrations
- Unfaced Fiberglass Bats - R15(2x4 walls), R19(2x6 walls) @ Exterior 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 - 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
- BIB's or Open Cell Foam - R15, 3 1/2"(2x4 walls), R23, 5 1/2"(2x6 walls)@ All Exterior 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 fan - Avg. (1) ton per 750 sq. ft. heated space.
- Thermostatically Controlled, Dampened Zones
- \*Min. (1)50 gallon Electric Heat Pump Water Heater & 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	Optional	YES
Fiber Cement Siding	Optional	Optional	
Exterior Acrylic Paint	YES	YES	YES
Exterior Wood Stain Accents	Optional	Entry Door	Optional
Seamless Gutters	YES	Optional	YES
Gutter Collection System	Optional	Optional	YES

**Windows:**

Sierra Pacific Super Seal® 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 Gls, Awning	Optional	Optional	Optional

<i>Krestmark</i> ® 400 Vinyl	YES	YES	
Low-E 66 Glass	YES	YES	
Double Pane, Tilt Sash	YES	YES	
Single Hung Sash	YES	YES	
Fixed Gls	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		YES

**Doors:**

Entry -			
Carved Wood	Optional	YES	Optional
Fiberglass	Optional	Optional	Optional
Custom Wood w/Iron & Glass	Optional		Optional
Iron & Glass Entry Doors	YES		YES

Garage -

Insulated Steel Panel-2ply	Optional	YES	Optional
Insulated Steel, Carraige Look-3ply	Optional	Optional	Optional
Insulated Steel, Ultra Grain - 3ply	YES		YES
Solid Wood Panel or Plank	Optional		Optional
Composite - Wood Look	Optional		Optional
Chain Drive Opener	Optional	YES	Optional
Belt Drive Opener	YES		YES
Screw Drive Opener	Optional	Optional	Optional

**Custom Landscaping:**

Chocolate Loam & Grading	YES	YES	Optional
Black Topsoil & Grading	Optional		YES
Composted Top Soil & Grading	Optional		Optional
Seeded Drainage Areas	YES	YES	Sod
Sod Yard Area	Optional	Optional	YES
Plants & Grass - Per Plan	Optional	Optional	YES
High Efficiency Irrigation	Optional	Optional	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	<i>Optional</i>	YES	<i>Optional</i>
Eggshell Painted Interior Walls	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Flat White Interior Ceilings	YES	<i>Optional</i>	YES
Accent Color @ Ceiling or Walls	<i>Optional</i>	<i>Optional</i>	YES
Additional Accents Walls	YES	<i>Optional</i>	YES
Low VOC Enamel Trim	YES	YES	YES
Custom Wood Cabinets -	YES	YES	YES
Stained - Choice of Woods	YES	YES	YES
Painted - Wood	<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		Level 1-Granite
Utility Room	Level 1-Granite	Laminate	Level 1-Granite
Secondary Baths	Level 1-Granite	Cultured Marble	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>
2Hr. 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>	<i>Optional</i>
Painted Wood Trim (Stain Grade Optional)			
Base Boards	5 1/4"	5 1/4"	5 1/4" - 7 1/2" @10' Clg.
Door Cashing	3 1/2"	3 1/2"	3 1/2"
Cased Windows	<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 & 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	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Stone/ Travertine	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Carpet	<i>Optional</i>	All Bedrooms & Closets	<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		YES	
Stainless Kitchen Sink - 15-16 ga	YES	<i>Optional</i>	YES
Porcelain/Cast Iron Kitchen 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® 32"x60" Acrylic Tub	YES	<i>Optional</i>	YES
MIRABELLE® Soaking Tub	YES	YES	<i>Optional</i>
MIRABELLE® Whirlpool Tub	<i>Optional</i>	<i>Optional</i>	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		<i>Optional</i>
48", PRO, 6 burner range top	<i>Optional</i>		YES
48", 4 burner, dbl oven range/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>		<i>Optional</i>
36" Vent-A-Hood® 600 CFM	YES		<i>Optional</i>
52" Vent-A-Hood® 600 CFM	<i>Optional</i>		YES
30" Micro/Convection Oven Combo	YES		YES
30" Warming Oven	<i>Optional</i>		YES
Integrated Panel, SS, Dishwasher	YES		YES
Kitchen Aid® 3/4 HP Disposals	YES		YES
18" Ice Maker	<i>Optional</i>		YES
Trash Compactor	<i>Optional</i>		<i>Optional</i>

**WHIRLPOOL®**

30", 4-burner Range/Double Oven	<i>Optional</i>	YES	
30", 4-burner Cook Top	<i>Optional</i>	<i>Optional</i>	
Broan Allure® II, 300 CFM Hood	<i>Optional</i>	YES	
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	
Kitchen Aid® 3/4 HP Disposals	<i>Optional</i>	YES	
Microwave & Trim Kit-Built In	<i>Optional</i>	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	<i>Optional</i>	<i>Optional</i>	<i>Optional</i>
Pre-wire For Security System	<b>Doors, Motion, Glass Brk, 3 Pads</b>	<b>Doors, Motion, Glass Brk., 1 Pad</b>	<b>Doors, Motn., Glis. Brk., Camera, 4 Pads</b>
PRE-WIRE FOR SOUND -			
Phones/Data	<b>CAT6</b>	<b>CAT 6</b>	<b>CAT6</b>
Cable/Satellite/Internet	<b>RG6</b>	<b>RG6</b>	<b>RG6</b>
Surround Sound (16 ga)	<b>One Room-7:1/ One Room-5:1</b>	<b>One Room-7:1</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><i>Sun Valley Total Care®</i></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>Engineers' Certification</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
PE Sealed Construction Documents			