

STANDARD OPTIONS

BEST IN CLASS FEATURES

ALL BUILDING PERMITS, CONNECTION FEES, AND IMPACT FEES
 SOILS INSPECTION COMPLETED BY A SOILS ENGINEER
 ALL FOOTINGS POURED CONTINUOUSLY AND MONOLITHICALLY
 8' BASEMENT FOUNDATION WALLS (TYPICAL 7-8" BASEMENT CEILING HEIGHT)
 5.5 BAG MIX CONCRETE ON ALL FOOTINGS AND FOUNDATIONS
 CONCRETE HAUNCH TO BETTER SUPPORT THE FRONT STEPS
 FULL FOUNDATION TERMITE TREATMENT PRIOR TO BACKFILL
 ASPHALT FOUNDATION DAMP PROOFING TO GRADE PRIOR TO BACKFILL
 4 - 6 LARGE BASEMENT WINDOWS (SEE PLAN)
 GRAVEL BASE IN ALL WINDOW WELLS (MINIMUM 4" DEEP)
 ROUGH-IN FULL BASEMENT BATH (FLOOR DRAINS ONLY)
 GARAGE AND BASEMENT FLOORS 5.5 BAG CONCRETE MIX
 EXTERIOR CONCRETE 6.0 BAG CONCRETE MIX
 GRAVEL BASE BELOW ALL EXTERIOR CONCRETE
 GARAGE FLOOR DOWELED INTO CONCRETE WITH REBAR
 ENGINEERED EARTHQUAKE STRAPS AND FOUNDATION BOLTS
 ANY LUMBER IN CONTACT WITH CONCRETE IS EITHER PRESSURE TREATED OR REDWOOD
 ENGINEERED 2X6 STUD EXTERIOR WALL FRAMING
 ENGINEERED EXTERIOR WALL SHEETING USING 7/16" OSB
 ENGINEERED SILENT FLOORING SYSTEM W/ 3/4" TONGUE & GROOVE FLOORING GLUED & NAILED
 ENGINEERED 2 X 4 STUD FRAMING ON ALL INTERIOR WALLS
 TRUSSES SPECIFICALLY DESIGNED & ENGINEERED FOR EACH PLAN W/ VAULTS IN STANDARD AREAS
 ENGINEERED 4 X 8 X 7/16 OSB SHEATHING INSTALLED ON ROOF WITH CLIPS BETWEEN SHEETS
 ATTIC ACCESS TO ALL ATTICS WITH MORE THAN 30 SQ. FT AND 30" HIGH
 ICE AND WATER SHIELD AT ALL ROOF EDGES, EAVES, AND VALLEYS
 HIGH QUALITY 30 YEAR ARCHITECTURAL SHINGLES ON 15LB FELT
 TURTLE VENTS INSTALLED ALONG RIDGELINE OF ROOF FOR ATTIC VENTILATION
 FULL RAIN GUTTER INSTALLED UNDERNEATH DRIP EDGE (WHERE ALLOWED)
 DIAGRAMED, SIZED, AND ENGINEERED HVAC SYSTEM & DUCTWORK
 HIGH 95.5% EFFICIENT GAS FORCED AIR FURNACE WITH A DIGITAL THERMOSTAT
 13 SEER CENTRAL AIR CONDITIONER
 COMBUSTION AIR RAN TO UTILITY ROOM
 ANTI-BACK FLOW PREVENTER INSTALLED STANDARD IN EVERY HOME NEAR WATER SHUT-OFF
 FREEZE RESISTANT PEX WATER LINES
 SEISMIC STRAPS AND EXPANSION TANK FOR WATER HEATER
 NATURAL GAS 40 GALLON WATER HEATER
 WATER CONSERVATION TOILETS & SHOWER
 2 FREEZE-LESS, BACKFLOW PREVENTING HOSE BIBS
 MOEN LIFETIME WARRANTY PLUMBING FIXTURES (CHROME)
 1/3 HORSE POWER DISPOSAL
 WATER LINE RAN FOR ICE TO THE REFRIGERATOR
 SPRINKLER PIPE SLEEVE UNDER DRIVEWAY (MOST HOMES)
 CONCRETE ENCASED ELECTRODE AS A GROUNDING ELECTRODE FOR THE HOME (UFER)
 MINIMUM 125 AMP ELECTRICAL PANEL
 INTERIOR MAIN BREAKER PANEL LOCATED IN THE BASEMENT
 COPPER WIRING ON ALL ELECTRICAL
 2 OUTDOOR ELECTRICAL OUTLETS
 HARD WIRED WITH BATTERY BACK-UP SMOKE & CO2 DETECTORS ON EVERY LEVEL
 OVERHEAD LIGHTING IN ALL ROOMS
 EXTERIOR COACH LIGHTS AT ALL POINTS OF EGRESS
 CONTEMPORARY BUILDERS GRADE LIGHTING PACKAGE

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1 CONTEMPORARY BUILDERS GRADE CEILING FAN
 6 CAN LIGHTS IN KITCHEN
 220 AMP SERVICE FOR THE KITCHEN RANGE
 GFCI SAFETY OUTLETS IN DESIGNATED AREAS
 2 PHONE JACKS RAN IN THE HOME - CAT 5
 2 TV JACKS RAN IN THE HOME - COAX
 1 DOORBELL
 CAULKING & 9" COUNTER-FLASHING AROUND ALL EXTERIOR DOORS AND WINDOWS
 PAINT GRADE EXTERIOR DOORS W/ DEADBOLTS, WEATHER STRIPPING,
 & ADJUSTABLE THRESHOLD'S ON ALL EXTERIOR DOORS
 DOOR FROM GARAGE TO HOUSE 20 MINUTE RATED FIRE DOOR FOR SAFETY
 SLIDING VINYL PATIO DOORS TO BACK YARD (MOST PLANS)
 EXPANDING FOAM SEAL AROUND WINDOWS/DOORS
 VINYL FRAME, DOUBLE PANE, LOW-E WINDOWS
 SCREENS FOR ALL WINDOWS AND PATIO DOOR SYSTEMS
 1/2" (12.7MM) TEXTURED DRYWALL WALLS
 TEXTURED DRYWALL CEILINGS
 FULLY SHEET ROCKED GARAGE
 ROUNDED CORNERS THROUGHOUT (EXCEPT AROUND WINDOWS)
 R-19 FIBERGLASS BATT'S IN EXTERIOR WALLS
 R-49 BLOWN-IN ATTIC INSULATION (MOST PLANS)
 VENTILATION BAFFLES IN ATTIC EVERY 3RD BAY
 R-11 BASEMENT BLANKET DRAPE
 FOAM SEAL ALL EXTERIOR PENETRATIONS
 CHOICE OF 3 INTERIOR DOOR STYLES
 CRAFTSMAN STYLE SQUARE BASE & CASING
 PAINT GRADE WOOD SHELVING IN CLOSETS
 1 PAINT GRADE CLOSET ORGANIZER IN THE MASTER CLOSET
 PAINT GRADE SHELF INSTALLED ABOVE THE WASHER AND DRYER
 STAIN GRADE CAP ON STAIR WAY SHEET ROCK HALF WALLS
 CHROME, SATIN NICKEL, OR OIL RUBBED BRONZE FINISH HARDWARE
 BATHROOMS AND MASTER BED ROOM HAVE PRIVACY KNOBS
 2-TONE PAINT STANDARD ON THE INTERIOR OF THE HOME
 TILE FLOORS IN THE KITCHEN, DINING, ENTRY, BATHS, & LAUNDRY (MOST PLANS)
 UPGRADED PRO-BOND 7/16" 6 LB. CARPET PAD
 UPGRADED QUALITY STAIN RESISTANT CONTINUOUS FILAMENT CARPET
 UPGRADED STAIN OR PAINT GRADE CABINETS WITH SOFT CLOSE DOORS & DRAWERS
 UPPER KITCHEN CABINETS ARE 36" WITH 4" CROWN MOLDING
 CABINETS TO HAVE ADJUSTABLE SHELVING WITH A MELAMINE FINISH
 GRANITE COUNTERTOPS THROUGH-OUT THE HOME
 KITCHEN SINK 50/50 UNDER-MOUNT STAINLESS
 UPGRADED STAINLESS STEEL MICROWAVE, DISHWASHER, AND ELECTRIC RANGE
 ALL BATHROOM VANITIES INCLUDE ONE UNDER-MOUNT SINK STANDARD
 ALL TUBS & SHOWERS, INCL. SEPARATE TUBS & SHOWERS, ARE QUALITY ONE PIECE UNITS
 CHROME / CLEAR SHOWER DOORS (GRAND MASTER BATHS ONLY)*
 REDWOOD LANDING WITH 2-4 STEPS TO A 6' X 6' CONCRETE BACK YARD PATIO INCLUDED (MOST PLANS)
 OVERSIZED 16' X 8' GARAGE DOOR WITH 1/2 HP CHAIN DRIVE OPENER
 CRAFTSMAN STYLE FRONT ELEVATION (MOST PLANS)
 FULL STUCCO SIDES AND BACK
 FOUNDATION PLASTER
 2-10 HOME BUILDER WARRANTY

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LIGHTYEAR