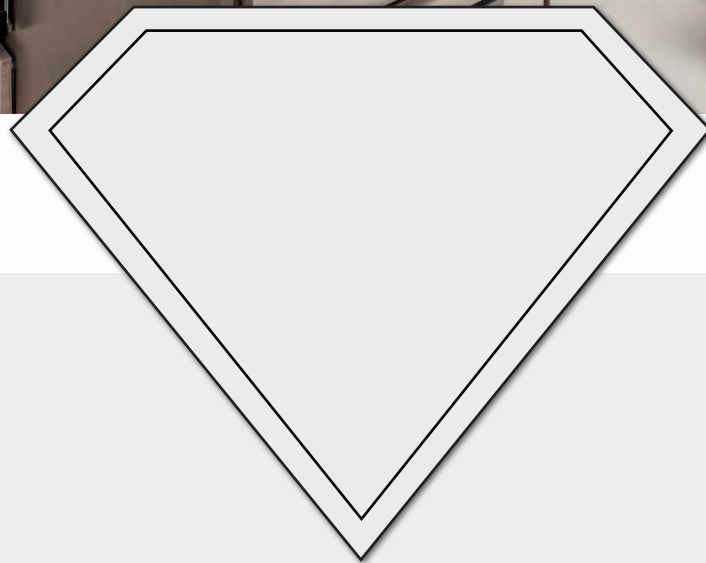




THE BEST EXPERIENCE



DIAMOND COLLECTION
SELECTIONS & UPGRADES



STANDARDS

Structural

BELOW GRADE

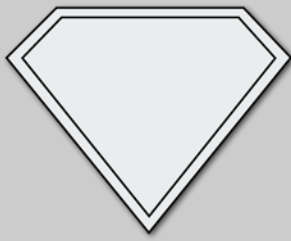
- Concrete Footings with #A615-90 (Grade60) Reinforcement & No Less Than 2ft Below Grade
- Reinforced Concrete Foundation Walls
- R10 Foam Insulation Foundation Perimeter Only
- 4" Gravel Under Concrete Slab
- 2 Coats of Sealant on Daylight Basement Below Grade Foundation Walls
- Drainpipe and Gravel at Sides of Daylight Basement Foundation

EXTERIOR

- 2x6" Studs; 16" on Center Exterior Framed Walls
- 7/16" OSB Wall Sheathing
- Housewrap
- Stucco Lath System or 8" Lap Siding
- BCI Engineered Trusses
- 16" Soffit Overhang
- LP Smart Vented Soffits
- 7/16" OSB Roof Decking
- Superior Synthetic Roof Underlayment
- 30 Year Composite Shingles

INTERIOR

- 2x4" Studs; 16" on Center Interior Framed Walls
- 2x6" Studs; Interior Framed Plumbing Walls
- BCI Engineered Floor System
- 3/4" T&G Weyerhaeuser Edge OSB Floor Decking



STANDARDS

Stucco or Siding Exterior

Swirl Body & Smooth Trim stucco texture
Exterior trim styles - multiple style options
18" Boxed columns at front
12" boxed columns at back
Trim around all windows and garage doors
Trim band at top & base of front & back columns

Garage Doors

Steel backed, insulated, and painted
Openers installed with remotes and one keypad
Garage door styles: Modern, Ranch, or Carriage
Window styles: Plain Lite, Stockton, or Stockbridge

Roof

30-year architectural asphalt shingles

Soffits

Enclosed, Vented LP Smart Soffits - painted
LP porch and patio ceilings

Windows

Vinyl, low E argon filled
Colors: white
Grids at front elevation windows
Bathroom windows and entry sidelites: Clear, Etched or Obscured

Exterior doors

Entry door: fiberglass, standard height, painted -multiple style options
Other exterior doors: fiberglass, standard height, painted - match interior door style when available or full lite etched.
Garage man door: fiberglass, standard height, painted - 3 style options

Landscaping

Front yard only
TUGS and sod
Mower style curbing, drip system, and basalt rock in flower beds
2 trees & 10 shrubs

Concrete

All concrete broom finished

Decks

Trex or equivalent - multiple color options
Hidden deck clips
Black powder coated metal railing
Railing style options: Straight or Curved

Insulation

Per current energy code standards
Interior walls that separate living spaces from wet areas - R11 insulation
Garage - not insulated

Ceilings

9ft ceiling throughout with trays in family - per plan
Taller ceilings at foyer- per plan
Vaults - per plan
8ft ceilings in bonus room

Drywall

Corners: Square or Rounded
Walls: Orange Peel Texture
Ceiling: Orange Peel or Hand Textured
Garage Walls and Ceiling: Orange Peel
Interior Paint
Ceilings: white
Walls: one color
Trim: semi-gloss enamel - shade of white
Garage Walls and Ceiling: White or match interior walls

Exterior Paint

Body: one color
Trim: one color
Entry door: one color - match millwork on interior side.

Fascia and Soffits: one color

Garage doors: one color

Deck Joists under deck - painted

Millwork

5 1/4" Baseboard
3 1/4" Casing
Wood wrapped windows
Crown molding in main areas
Trim style options: Modern, Classic, or Craftsman
Tile base in bathrooms with showers
Dropped crown in family - per plan
Dropped crown at entry - per plan
Entertainment center - multiple style options
Mud room bench - multiple style options
Open metal railing - multiple styles and 2 finish options -per plan
Painted MDF closets with metal rods - 3 finish options
Painted MDF shelves in pantry
French doors to office: Match interior doors or Full-lite clear glass - per plan

Hardware

Entry door - 2 styles, 3 finish options
Interior door - 3 styles, 3 finish options
Bath - 3 styles, 3 finish options
Cabinet knobs and pulls- provided by buyer
Mud room bench hooks- provided by buyer

Cabinets

European beech wood
Dove tail, soft close doors & drawers
Recessed doors - 3 style options
Crown on upper cabinets - 3 style options
Bottom molding on upper cabinets - 2 style options

Electrical

Lighting selected online
Lighting budget- see lighting layout
6" recessed LED lighting
Rocker switches
TV/PH/NET in family, all bedrooms, and bonus/rec rooms
Audio Zone prewire in Family room & Kitchen/Dining
Ceiling fan prewires - two locations
Rope lighting- where applicable

HVAC/Fireplace

American Standard heat pump
Digital thermostat
Gas fireplace with blower
Gas drop at patio for BBQ

Plumbing

Tankless water heater
2 hose bibs
Delta bathroom fixtures - multiple choices
Elongated toilets
Undermount kitchen sink - SS or Composite
Undermount sinks in bathrooms: Rectangle or Oval
Drop-in soaker tub in master bathroom
Single shower head in each full bath
Kitchen faucets - 3 styles and 3 finish options
Drop-in utility sink
Kohler faucet in utility- 3 finish options

Shower Doors

Frameless euro glass door in master (excludes walk-in showers)
Sliding shower door in secondary baths (excludes tub/showers)

Mirrors

42" tall. Metal channel at base of mirror

Flooring

LVP or Laminate flooring at entry, kitchen, dining, and hallways
Porcelain tile floors in bathrooms and utility
Standard quartz countertops in kitchen
Standard granite countertops in bathrooms
Kitchen backsplash to upper cabinets & bottom of vent-hood
6" backsplash in bathrooms
Tile or metal liners in kitchen and master bathroom
Tiled walls and floor with 1 shampoo niche in master shower
Tile base with liners in bathrooms with showers
Epoxy grout in showers
Sanded grout in all other locations
Laminate counter in utility room
Polyester or nylon carpet with 8lb carpet pad
Appliances
GE Stainless Steel
36" Gas or Electric cooktop
30" built-in Wall Oven/ Microwave Combo
Dishwasher
36" Stainless Steel or cabinet hood
Solar
Solar panels will be installed on the roof to meet 2018 Energy Code
Warranty
2-10HBW



STANDARDS

Ceilings

- 9ft ceiling throughout with trays in family – *per plan*
- Taller ceilings at foyer- *per plan*
- Vaults - *per plan*
- 8ft ceilings in bonus room





UPGRADES

Ceilings

CEILING HEIGHTS

- 10ft ceilings throughout on main level
- Foyer: 11ft (raised in trusses)
- Family: 11ft at Tray ceiling

**10ft ceilings on main do not require lateral engineering.*

**If you would like to request taller ceilings, contact our Sales Agent for pricing.*

ADD TRAY CEILING

- Master
- Flex
- Theater

**See millwork upgrades for Ceiling treatments*

12ft

11ft

10ft



12ft Ceilings



STANDARDS

Stucco

- Full stucco: Swirl Body Texture and Smooth Trim Texture
- Trim styles: Modern, Classic, or Craftsman
- 18" Boxed columns at front elevation
- 12" Boxed columns at back elevation
- Trim band at top & base of front & back columns
- Trim around all windows and garage doors





STANDARDS

Modern Stucco Trim Style

- Large square base and capital at front & back columns
- Double-stack square trim around front windows
- Square trim around all other windows
- Header trim at entry
- Large square soffit trim at entry- *if applicable*
- Square trim around garage doors



Double-Stack Square Trim
At Front Windows



Double-Stack Square Trim



Large Square Base



STANDARDS

Classic Stucco Trim Style

- Base and capital at front & back columns
- Sill and skirt trim with architrave tops at front windows
- Square trim around all other windows
- Header trim at entry
- Soffit trim at entry- *if applicable*
- Square trim around garage doors



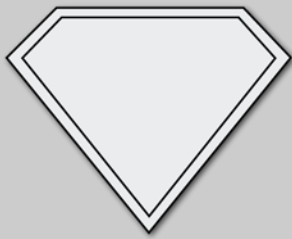
Sill and Skirt with Architrave Tops
at Front Windows



Architrave Tops



Deco Base



STANDARDS

Craftsman Stucco Trim Style

- Base and capital at front & back columns
- Sill and skirt trim with architrave tops at front windows
- Square trim around all other windows
- Header trim at entry
- Soffit trim at entry- *if applicable*
- Square trim around garage doors



Sill and Skirt with Architrave Tops
at Front Windows



Architrave Tops



Large Square Base



UPGRADES

Stucco Upgrades

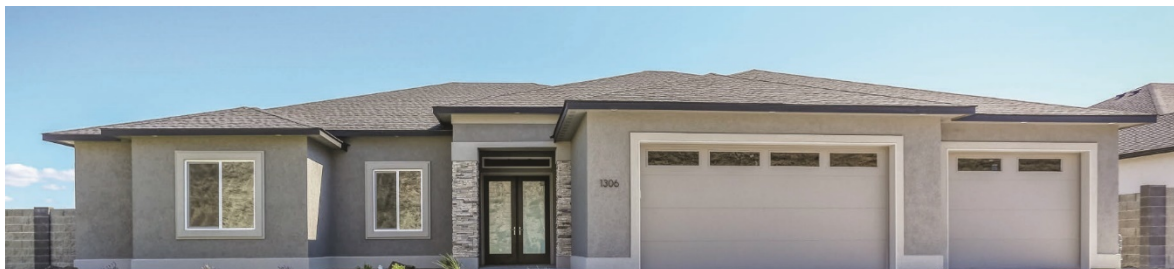
- Expansion Joints
- Trim Base at Front Elevation
- Soffit Trim / Crown at Front Elevation
- Smooth Stucco Body Texture



Expansion Joints



Base Trim & Soffit Trim at Front Elevation



Base Trim at Front Elevation



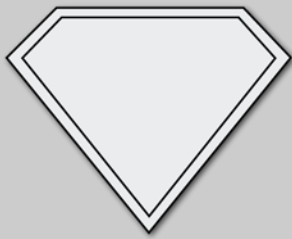
STANDARDS

Siding

- All Siding Exterior
- Trim styles: Modern or Craftsman
- Boxed columns at front & back elevation
- Trim band at base of gables
- Trim around all windows and garage doors
- Accents at front elevation gables

**Stone accents may be required by subdivision ARC (will be added as an upgrade)*



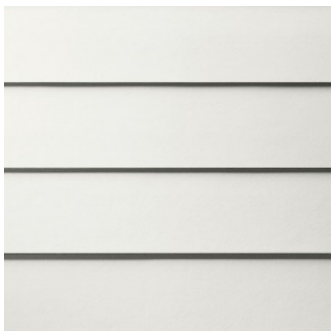


STANDARDS

Modern Siding Style

- Smooth 8" Lap Siding
- Smooth Board & Batten at front elevation gables
- Boxed columns
- Single square trim around all windows and doors
- Trim band at base of gables

**Stone accents may be required by subdivision ARC (will be added as an upgrade)*



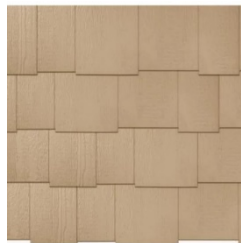


STANDARDS

Craftsman Siding Style

- Wood Grain 8" Lap Siding
- Shakes at front elevation gables
- Boxed columns at front elevation with trimmed edges
- Sill and Apron with Architrave top at front elevation windows
- Single trim around all other windows
- Single trim around garage doors
- Trim Band at Base of Gables

**Stone accents may be required by subdivision ARC (will be added as an upgrade)*





UPGRADES

Siding

- Stained Columns at Front Elevation
- Board and Batten at Additional Locations
- Trim at Soffit Edges at Front Elevation Gables



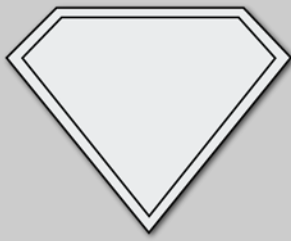


STANDARDS

Soffits and Porch Ceiling

- Enclosed, Vented LP Smart Soffits
- Porch and Patio Ceiling/ Soffits – LP Soffit





UPGRADES

Tongue & Groove Porch/Patio Ceilings

- Paint Grade Knotty Pine: 1x6" with 5" exposed face
- Stain Grade Knotty Pine: 1x6" with 5" exposed face





STANDARDS

Exterior Color

- Body: One color
- Trim: One color
- Entry door: One color, Interior side - match interior trim
- Fascia and soffits: One color
- Garage doors: One color
- Garage man door: Match body color, Interior side - match interior trim
- Other exterior doors: Match body color, Interior side - match interior trim



Soffits and Fascia: One Color



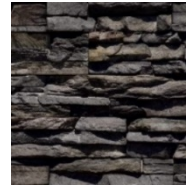
UPGRADES

Cultured Stone

- Eldorado stacked stone options
- Boral Pro-Fit Alpine Ledgestone options
- Eldorado TundraBrick
- Boral Pro-Fit Terrain Ledgestone



Alderwood



Black River



Dark Rundle

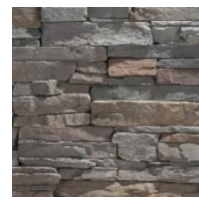


Daybreak

ELDORADO - Stacked Stone



Nantucket



Slate Gray



Silver Lining

BORAL Pro-Fit Alpine Ledgestone



Echo Ridge



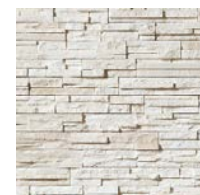
Black Rundle



Pheasant



Summit Peak



Winterhaven



UPGRADES

Cultured Stone (Cont.)

ELDORADO - TundraBrick



Chalk Dust

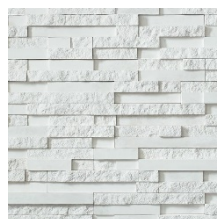


Ashland

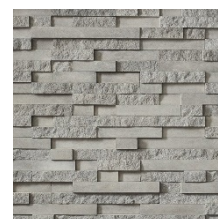


Ironside

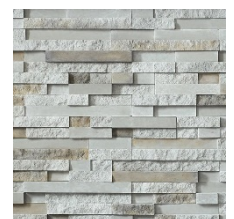
BORAL – Pro-Fit Terrain Ledgestone



Arctic



Arcadia



Ethos



UPGRADES

Cultured Stone (Cont.)

EXTERIOR DESIGN OPTION

- Entry columns without stucco trim
- Entry columns with stucco trim at top and bottom of columns
- Entry columns and 3rd bay corners without stucco trim
- Entry columns and 3rd bay corners with stucco trim at top and bottom of columns
- Entry columns, 3rd bay corners & 2 additional corners at front elevation without stucco trim
- Entry columns, 3rd bay corners & 2 additional corners at front elevation with stucco trim





UPGRADES

Cultured Stone (Cont.)

INTERIOR DESIGN OPTIONS

- Fireplace to mantle
- Fireplace wall to ceiling
- Mudroom bench wall





STANDARDS

Roofing

- 30-year architectural shingles
- Shingle colors: Antique Black, Harvest Brown, Driftwood, Weathered Wood, Weathered White, and Pewter Grey



Antique Black



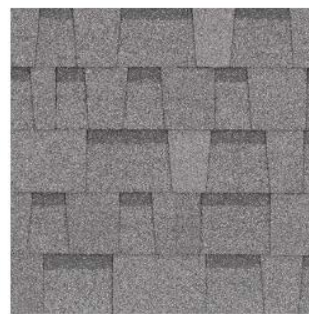
Harvest Brown



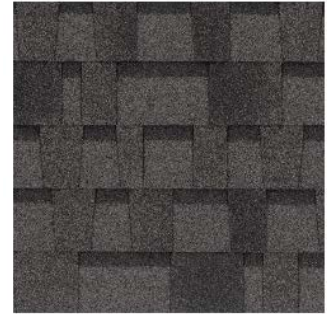
Driftwood



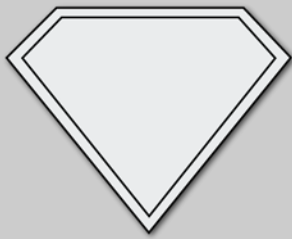
Weathered Wood



Weathered White



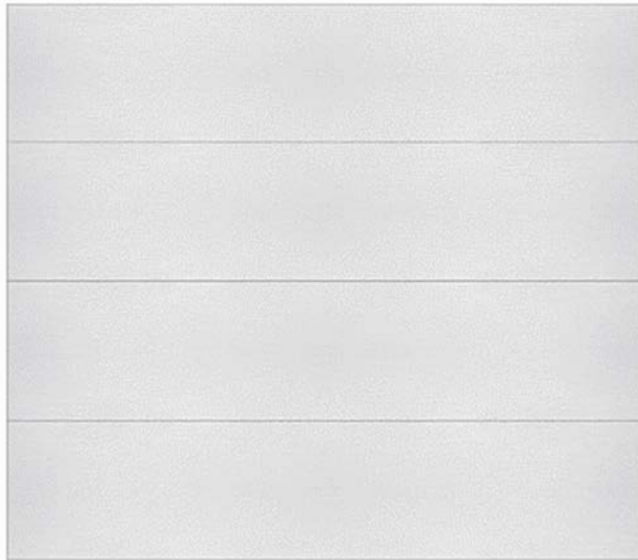
Pewter Grey



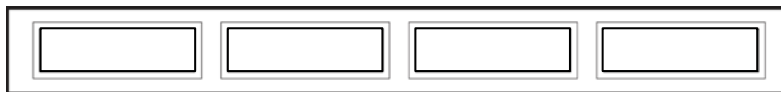
STANDARDS

Modern Garage Doors

- Garage door size: Height 8ft, Width: Varies per plan
- Windows styles: Plain Lite, Stockton, and Stockbridge
- Window finish: Clear
- Steel backed, insulated, and painted



Modern Door



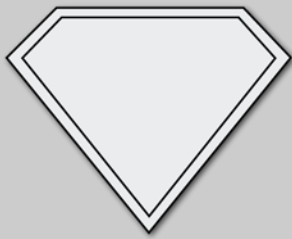
Plain Lite



Stockton



Stockbridge



STANDARDS

Ranch Garage Doors

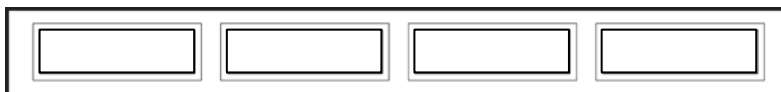
- Garage door size: Height 8ft, Width: Varies per plan
- Windows styles: Plain Lite, Stockton, and Stockbridge
- Window finish: Clear
- Optional Deco Hardware
- Steel Backed, insulated, and painted



Ranch Door



Optional Hardware



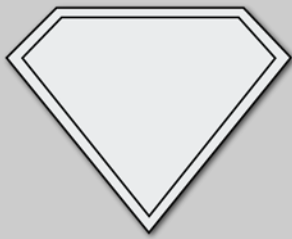
Plain Lite



Stockton



Stockbridge



STANDARDS

Carriage Garage Doors

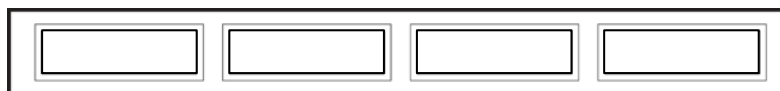
- Garage door size: Height 8ft, Width: Varies per plan
- Windows styles: Plain Lite, Stockton, and Stockbridge
- Window finish: Clear
- Deco hardware Option
- Steel backed, insulated, and painted



Carriage Door



Optional Hardware



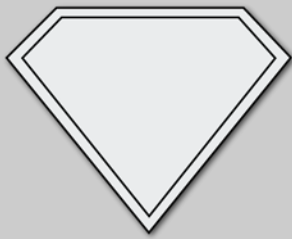
Plain Lite



Stockton



Stockbridge



STANDARDS

Garage Door Opener

- Door opener(s): Genie 2128 Chain Drive
- 2 Remotes for double bay, 1 remote for single bay
- One touch pad- Programmable to operate more than one opener within its radius



Genie 2128 Chain Drive

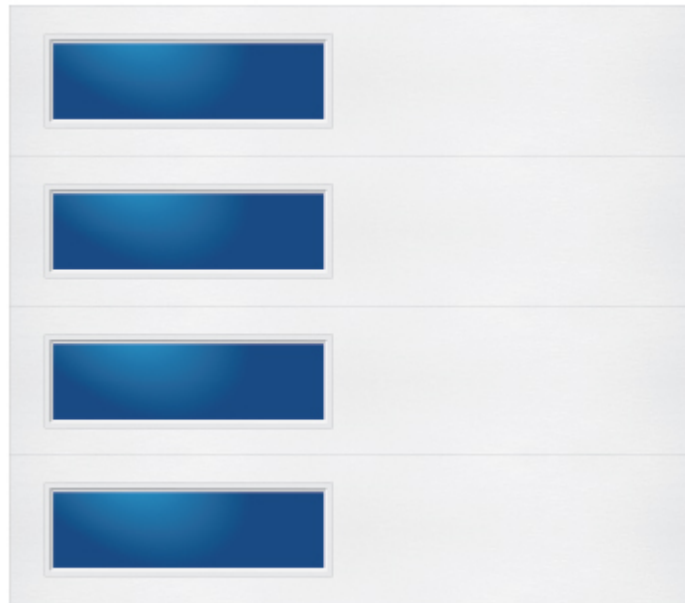
- Safe-T-Beam® Garage Door Safety Sensors: Puts an invisible beam across the door opening. The door stops and reverses to the open position if anything passes through the beam.
- GenieSense™ Monitoring and Diagnostic Technology: Provides safety by continuously monitoring the operation of the garage door opener, stopping the operation to alert you when significant changes occur.
- Intellicode® Access Security System Superior: Garage door opener remote encryption technology (also known as rolling codes) that prevents piracy of the radio signal from the remote that opens your garage door by continually seeking a new code from billions of combinations.
- HomeLink® & Car2U® Compatibility: Works with ALL HomeLink and Car2U systems regardless of when those systems were made. No additional external repeater box or compatibility bridge is needed. Easily sync your HomeLink to your Genie garage door opener.



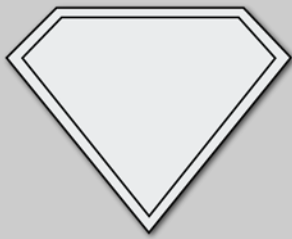
UPGRADES

Modern Garage Doors

- Vertical stacked windows
- Window finish: Satin Etch



Modern Doors with Vertical Stacked Stain Etch Windows



UPGRADES

Garage Door Opener

- Genie 3120HL
- Belt Drive

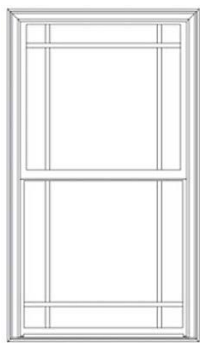




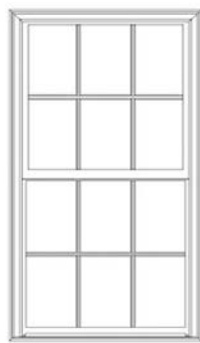
STANDARDS

Windows and Sliders

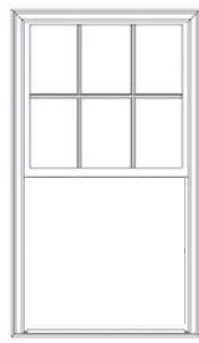
- Low E argon gas filled vinyl windows
- Vinyl Color: White
- Grids at Front Elevations Only: Perimeter, Colonial, Half Colonial, Valance, or No Grid
- Screens included- *where applicable*
- Standard window heights do not exceed 5/0
- Standard slider sizes are 6/0 6/10 or 8/0 6/10



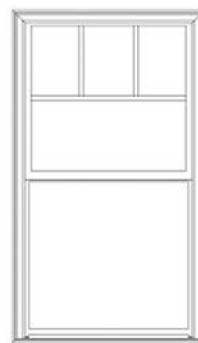
Perimeter



Colonial



Half Colonial



Valance



No Grid



Standard Sliding Door



Satin Etched Tub Window



STANDARDS

Window Glass

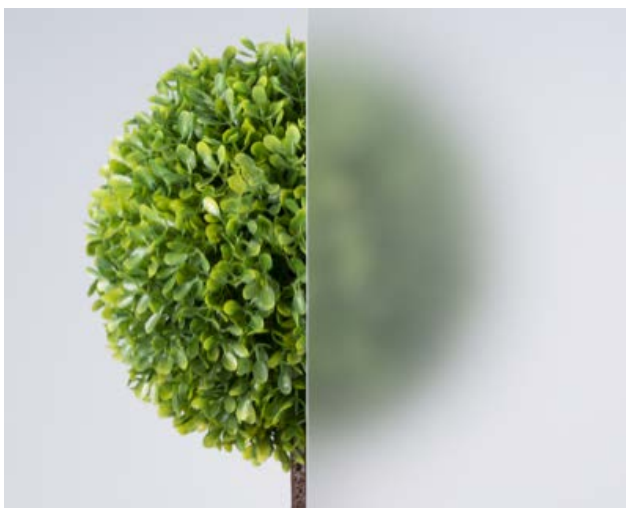
- Bathroom window glass styles: Clear, Obscured, Satin Etch
- Entry side-lite glass styles: Clear, Obscured, Satin Etch



Clear



Obscured



Satin Etched



UPGRADES

Windows & Sliders

- Vinyl Color: Black Exterior/White Interior
- Vinyl Color: Black Exterior/Black Interior
- Add Grids to windows
- Increase view facing window & slider heights to 6/0 *(when upgrading to 10ft ceilings or +)*
- 12ft Double Slider in Family in place of windows
- 10ft Double Slider in Master in place of window *(may need to add concrete)*
- 8ft Slider in Master or Flex in place of window *(may need to add concrete)*
- Add windows (note locations and sizes on the plan)



Black / White



Black / Black



12ft Double Slider in Family in place of windows



8ft Slider in Master in place of window.
Transom window on bed wall.



STANDARDS

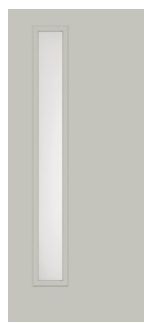
Entry Doors

- Standard height Therma-Tru fiberglass doors
- Door styles: Multiple styles available
- Door glass style: Satin Etch

MODERN



Full Lite Satin Etch



Linea Satin Etch



4 Lite Satin Etch

CLASSIC



2 Panel Arch Plank

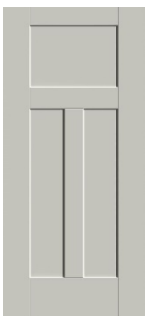


2 Panel Square

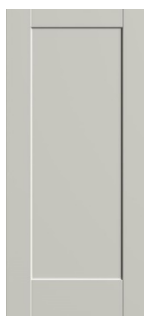


2 Panel Arch

CRAFTSMAN



3 Panel Craftsman
Recessed



1 Panel Shaker



STANDARDS

Garage Man Doors/ Other Exterior Doors

- Standard height Therma-Tru fiberglass
- Garage man door/storage access

*(Accessed from Outside Only)



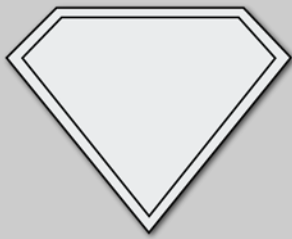
2 Panel Square



2 Panel Arch



Flat Panel



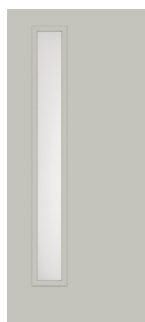
UPGRADES

Entry Doors - 8ft tall

MODERN



Full Lite Satin Etch



Linea Satin Etch



5 Lite Satin Etch

CLASSIC



2 Panel Arch Plank

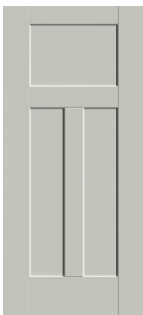


2 Panel Square

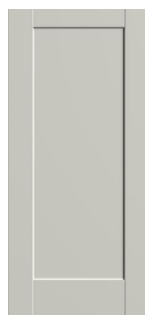


2 Panel Arch

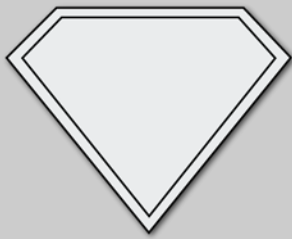
CRAFTSMAN



3 Panel Craftsman
Recessed



1 Panel Shaker



UPGRADES

Other Exterior Doors

**Accessed from Outside & Inside*

- Examples: Master to Patio, Pool bath, bedroom to patio
- Match Interior Doors
- Exceptions are Conmore & Berkley (choose satin etched or mini blind)
- Standard height or 8' tall Therma-Tru fiberglass doors



Full Lite
Mini Blind



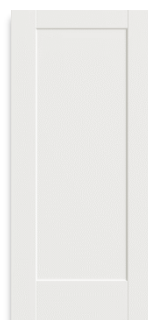
Full lite
Satin Etch



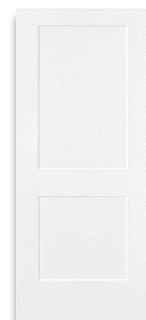
Carrara



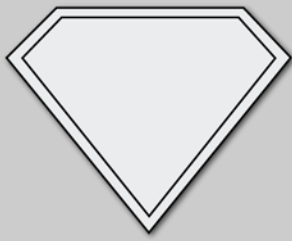
Caiman



Madison



Logan



STANDARDS

Interior Doors

- Standard height hollow-core doors
- Styles: Carrara, Caiman, Conmore, Logan, Madison, or Berkley
- Standard height French Doors to office- *per plan*
- French door glass styles: No glass or Clear Full-Lite Glass



Carrara



Caiman



Conmore



Logan



Madison



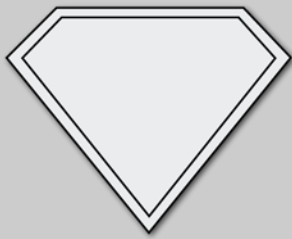
Berkley



Full-Lite Clear Glass French Doors to Office- *per plan*



No Glass, match interior doors - *per plan*



UPGRADES

Interior Doors

- 8' tall hollow-core interior doors *(when selecting 10ft ceilings Upgrade or +)*



Carrara

Caiman

Conmore

Logan

Madison

Berkley

PANTRY DOOR OPTIONS

- Full-lite Satin Etched Pantry door
- Full-lite Satin Etched Pantry door with grids
- *Note door height when selecting this upgrade



Pantry Door – Satin Etched
Depicted in black



Pantry Door – Satin Etched with grids
Depicted in black. Standard height (8 squares)



Pantry Door/Satin Etched with
grids
8ft tall (10 squares)



UPGRADES

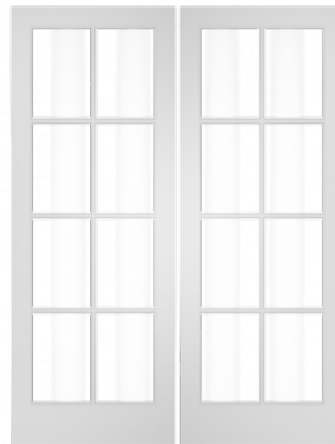
Interior Doors (Cont.)

OFFICE DOUBLE DOORS

- Full-lite French doors: Satin Etched
 - 8 Lite French Doors: Clear Glass
 - 8 Lite French doors: Satin Etched
- *Note door height when selecting this upgrade



Satin Etch French Doors



8 Lite Double Doors to Office

BARN DOORS

- Single Barn Door: Match Interior Door style and color
- Double Barn doors: Match Interior Door style and color
- Double Barn doors: Full Lite Satin Etched
- Double Barn doors: 8 Lite Clear Glass
- Double Barn doors: 8 Lite Satin etched

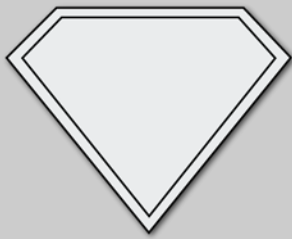
*Note door height and location when selecting this upgrade



Barn Door- Match Interior Door style and color



Double Barn Door- Match Interior Door style and color



STANDARDS

Entry Door Hardware

- Kwikset entry door hardware, featuring SmartKey
- Deadbolt keyed (exterior only)
- Entry door hardware styles: San Clemente or Hawthorn
- Entry door hardware finishes: Black, Satin Nickel, or Chrome



San Clemente



Hawthorn



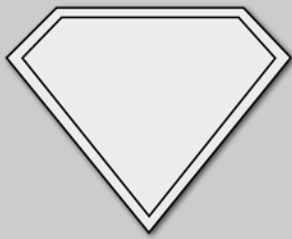
Black



Satin Nickel



Chrome



STANDARDS

Door Hardware / Interior & Other Exterior

- Kwikset interior door hardware
- Interior door hardware styles: Milan, Halifax, or Tustin
- Interior door hardware finishes: Black, Satin Nickel, Chrome



Milan



Halifax



Tustin



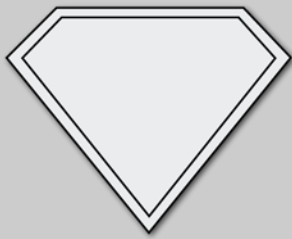
Black



Satin Nickel



Chrome



UPGRADES

Entry Door Hardware Upgrades

- Double Doors Only: Add dummy handle on non-operable Door
- Hoppe multi-point hardware styles: Verona or Munchen
- Finishes: Black, Satin Nickel, Chrome

Double Doors w/ Dummy Handle



Multi-Lock Entry Door Hardware Options



Verona



Munchen



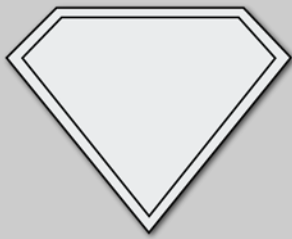
Black



Satin Nickel



Chrome



STANDARDS

Concrete

- All concrete broom finished
- Lead walk from front porch to driveway
- Walkway from garage man door to driveway
- Patio at back of house



Broom Finished Driveway, Lead Walk, and Front Porch



Broom Finished Patio



UPGRADES

Colored Concrete

- Colored Concrete
- Broom Finished
- Clear Sealed
- Colors: Smokestack or Natural Bark

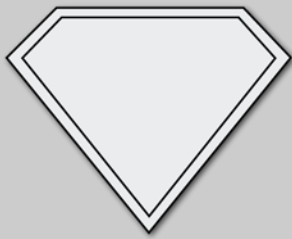


Smokestack



Natural Bark

These color sample swatches approximate the actual color. All concrete colors will vary with environmental conditions and installations methods.



UPGRADES

Stamped Concrete

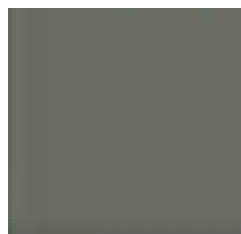
- Colored and sealed stamped concrete
- Stamped powder release colors: Gunpowder or Espresso
- Stamp styles: Plank or Slate



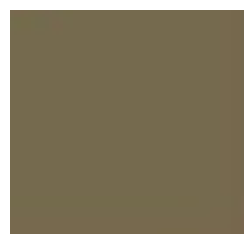
Plank



Slate



Gunpowder



Espresso

These color sample swatches approximate the actual color. All concrete colors will vary with environmental conditions and installations methods.



UPGRADES

Front Porch & Lead-Walk

- Modern Staggard Design (will vary per house and lot. No added concrete)
- Modern Stacked Design (will vary per house and lot. No added concrete)
- Extended Lead-Walk: Standard Concrete & Style
- Extended Lead-Walk: Modern Staggered Design
- Extended Lead-Walk: Modern Stacked Design



Modern Stacked, Broom Finish, Sealed
(Not extended)



Modern Stacked, Broom Finish, Sealed
(Not extended)



Modern Stacked, Broom Finish, Colored
Concrete, Sealed, White China Rock. Extended.



Modern Staggered, Broom Finish, Colored Concrete,
Sealed, White China Rock. Extra plants. Extended.



STANDARDS

Decks

- Trex or equivalent decking- *where applicable*
- Hidden deck clips
- Decking colors: Clam Shell, Enhanced Saddle, Foggy Wharf, Pebble Grey, Rocky Harbor, Select Saddle, Toasted Sand, Winchester Grey, or Woodland Brown
- Painted under deck joists



Clam Shell



Enhanced
Saddle



Foggy Wharf



Pebble Grey



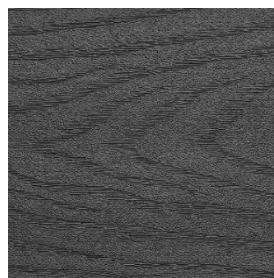
Rocky Harbor



Select Saddle



Toasted Sand



Winchester
Grey



Woodland
Brown

Prodigy Homes, Inc. does not warranty noise from decks due to wind.



STANDARDS

Deck Railing

- Railing styles: Modern Straight or Classic Curved
- Railing finish: Black powder coated



Modern Straight



Classic Curved



Black



UPGRADES

Deck Extensions

- Trex or equivalent decking to match main decking
- Not covered
- Extended concrete patio below





UPGRADES

Metal Spiral Stairs

- Metal spiral staircase
- Match deck railing finish
- Broom finished concrete pad- *where applicable*



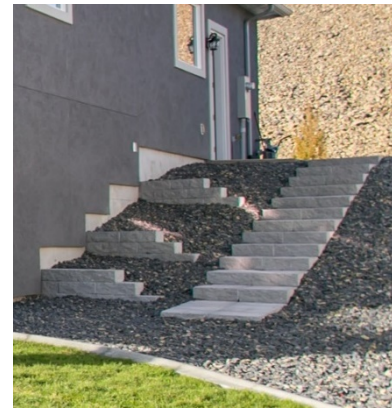


STANDARDS

Landscaping

- Front yard only
- Underground sprinklers and sod
- Mower style curbing around flowerbeds
- Drip system and crushed basalt rock in flowerbeds
- 2 trees and 12 one gallon shrubs
- K-Rain Pro X 2.0 series irrigation controller
- Underground pipes for water diversion on both sides of house for daylight basement homes only

**Some variations apply as needed per subdivision*



Gutters

- Full gutters with water diverted to underground pipes (daylight basements only)
- Gutters match fascia color as close as possible
- Downspouts match body color as close as possible

**The finish for gutters will be selected by the contractor from limited options*





UPGRADES

Landscaping

- Curbing: Square Style
- Curbing: Squared-Off Corners
- Add boulders to landscaping
- Full Landscaping
- Metal Fence
- Block Wall Fence



Square Style Curbing, Squared-Off Corners, Boulders



Block Wall Fence



Montage Metal Fence Panels



Charcoal

Buckskin

Grey

Block Wall Color. Shown in Textured Side



Padre Brown

Charcoal

Grey

Pillar Color



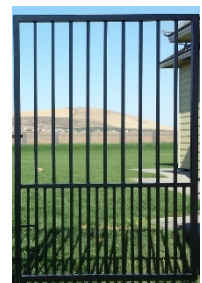
Arched Single Picket



Square Single Picket



Arched Double Picket



Square Double Picket



STANDARDS

HVAC & Fireplace

- Single or Dual System: pre-determined per plan
- Mini split for bonus rooms: pre-determined per plan
- Napoleon B36 Ascent gas fireplace with blower, log kit, resting on floor
- American Standard heat pump 9.5 HSPF with Electric Furnace
- Nexia 724s American Standard Thermostat
- Gas drop at patio for BBQ
- Tankless on demand water heater

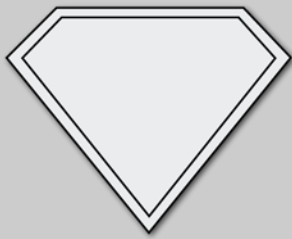


Nexia 724s Thermostat



Napoleon B36 Ascent
(Resting on Floor)





UPGRADES

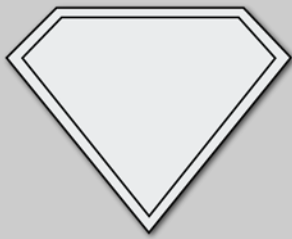
FIREPLACE

- Napoleon B36 Ascent raised 12' off floor
- B36 fireplace black trim
- Blower
- Log kit



Napoleon B36
12' Off Floor





UPGRADES

- Napoleon BL46 fireplace
- Surround: Black or Stainless Steel
- Crushed glass kits
- Blower

FIREPLACE



Black Surround



Stainless Steel Surround





UPGRADES

Gas Drop and Firepits

- Add a Gas drop for BBQ (1 is included)
- Add Gas drop at edge of patio/centered for future firepit
- Add Firepit

*Note firepit name, finish & size when choosing this selection.

*Note Firepit glass or concrete balls



TUYA

60"L x 36"W x 15"H



INFINITE

36.25" Dia x 18.5"H

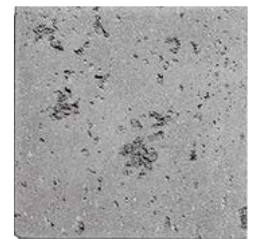


LYRA

SMALL: 42"L x 24"W x 15H
 LARGE: 15"H 60"L x 24"W x 15"H



AGED TEAK/HONED



AGED TEAK/TRAVERTINE



BLACK SAND/HONED



BLACK SAND/TRAVERTINE



OYSTER SHELL/HONED



OYSTER SHELL/TRAVERTINE



STANDARDS

Insulation

- Per current Energy Code standards:
- Exterior Walls: R21- Batts
- Crawl: R38
- Foundation/ Slab Perimeter: R10
- Attic: R49 -Blown in
- Interior walls that separate living spaces from wet areas: R11
- Garage: not insulated
- Unfinished/Unheated spaces: min – per code



Foundation/ Slab Perimeter



Wall Insulation



UPGRADES

Insulation

- Garage walls insulated – same as house exterior
- Garage ceiling/attic insulated – same as house attic
- Insulate bathroom walls with R21
- Insulate floor joist over living space
- ROXUL (Rockwool) sound dampening insulation (note desired areas when choosing this upgrades)
- BIB Insulation (Blown in Blankets)



Rockwool



BIBs



BIBs



STANDARDS

Drywall

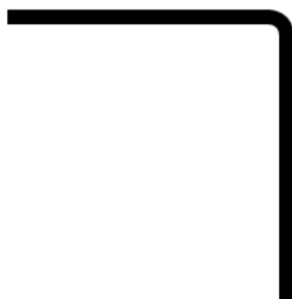
- Wall texture: Orange Peel
- Ceiling texture: Orange Peel or Hand Brocade
- Garage walls and ceiling texture: Orange Peel
- Drywall corners: Rounded or Squared



Orange Peel Walls
Orange Peel Ceilings



Hand Brocade - Ceilings Only



Rounded Corner



Squared Corner

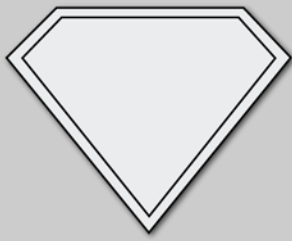


UPGRADES

Drywall

- Santa-Fe Walls and Ceilings





STANDARDS

Interior Paint

- Ceilings: Flat Paint: White
- Walls: Eggshell Paint: Choice of one color
- Trim: Semigloss Enamel: Shade of White (semi-gloss enamel)
- Garage walls and ceilings: White or match interior wall color





UPGRADES

Interior Paint

- Accent Color - Wall
- Accent Color - Room
- Venetian plaster Faux Finish Wall
- Glass Bead Glazed Accent Wall





STANDARDS

Millwork



- Trim: 3 style options
- 5 ¼" Baseboard
- Tile base in bathrooms with showers
- 3 ¼" Casing
- Wood wrapped windows
- Crown molding in main areas
- Dropped Crown in tray ceiling in family- *per plan*
- Dropped Crown at entry- *per plan*
- Mud room bench - per plan: Multiple style options
- Open metal railing- per plan: Multiple style options
- Open Rail Finish: 2 finish options
- Paint grade MDF closets
- Metal closet rods and supports: 3 finish options
- Paint grade MDF shelves in pantry
- Standard height interior doors: Multiple style options
- French doors to office-per plan: No glass or Full-Lite Clear glass





STANDARDS

Modern Millwork



Crown



Base



Mitered Corners



STANDARDS

Craftsman Millwork



Crown



Base



Architrave



STANDARDS

Classic Millwork



Crown



Base



Architrave



STANDARDS

Tray Ceiling

- Tray ceiling in Family Room- *per plan*
- Dropped crown with LED lighting in tray ceiling- *per plan*
- Dropped crown with LED lighting at entry - *per plan*



Tray Ceiling with Dropped Crown and LED Lighting in Family Room- *per plan*



Dropped Crown with LED Lighting at Entry- *per plan*



STANDARDS

Mud Room Bench

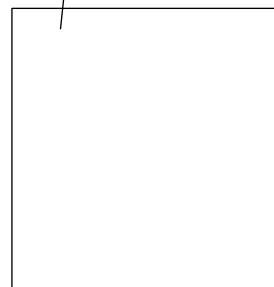
- Bench with compartments in mud room - *per plan*
- Styles: Classic or Modern
- Hooks: provided by buyer at hardware stage

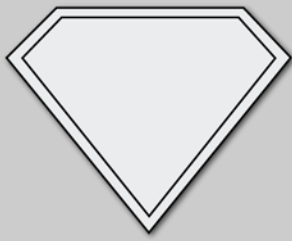


Craftsman



Classic





STANDARDS

Interior Railing

- All metal interior open handrail - *per plan*
- No wood posts or rails
- Styles: Curved, Rectangular, Horizontal, or Vertical
- Finishes: Black or Stainless



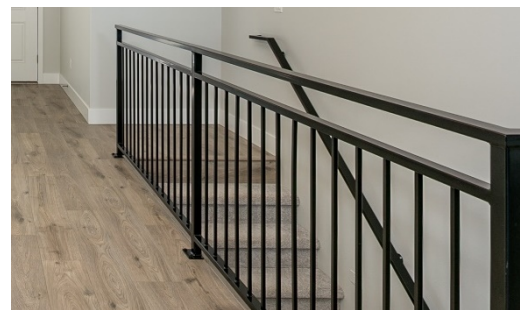
Curved



Rectangular



Horizontal



Vertical



Black



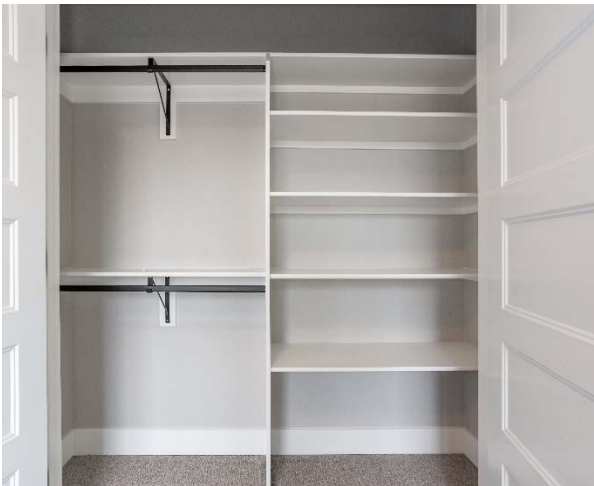
Stainless



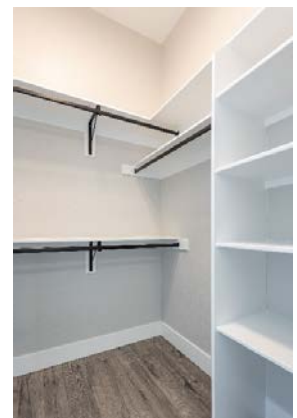
STANDARDS

Closets

- Painted closet packs with metal rods and supports
- Finishes: Black, Satin Nickel, Chrome



Oval Closet Rods

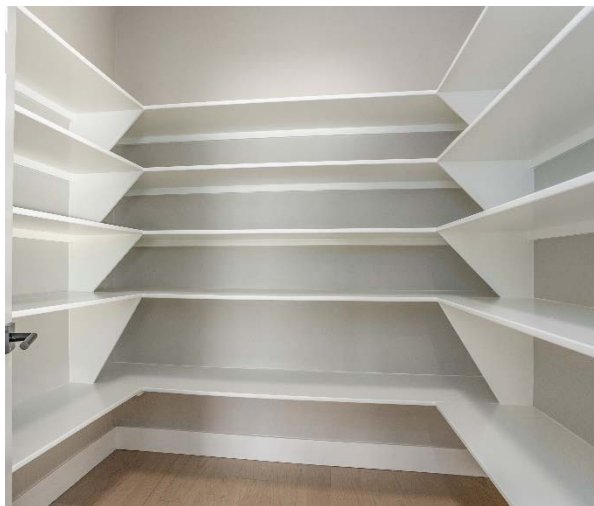


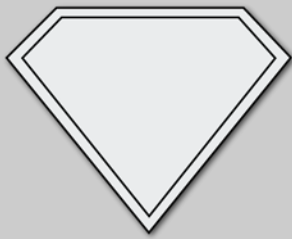


STANDARDS

Pantry

- Painted MDF shelves
- Built on site



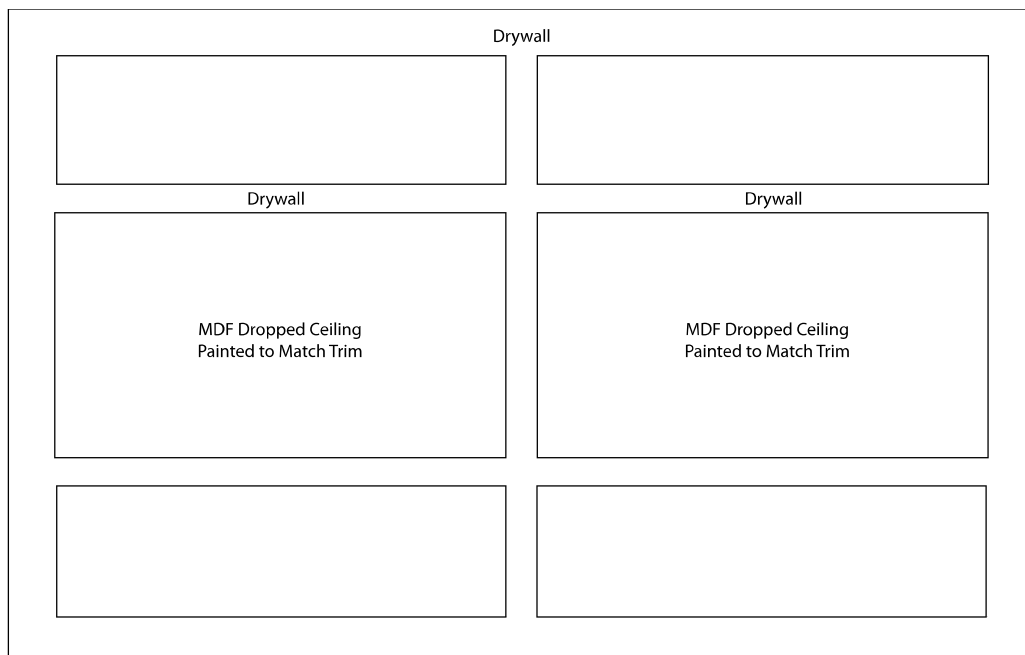


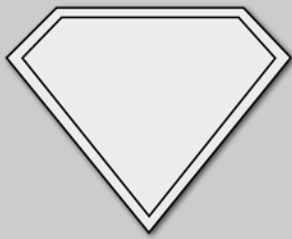
UPGRADES

Modern Family Room Ceiling Treatment

- Dropped ceiling with floating MDF and LED rope lights

*Layout may vary depending on size of tray ceiling



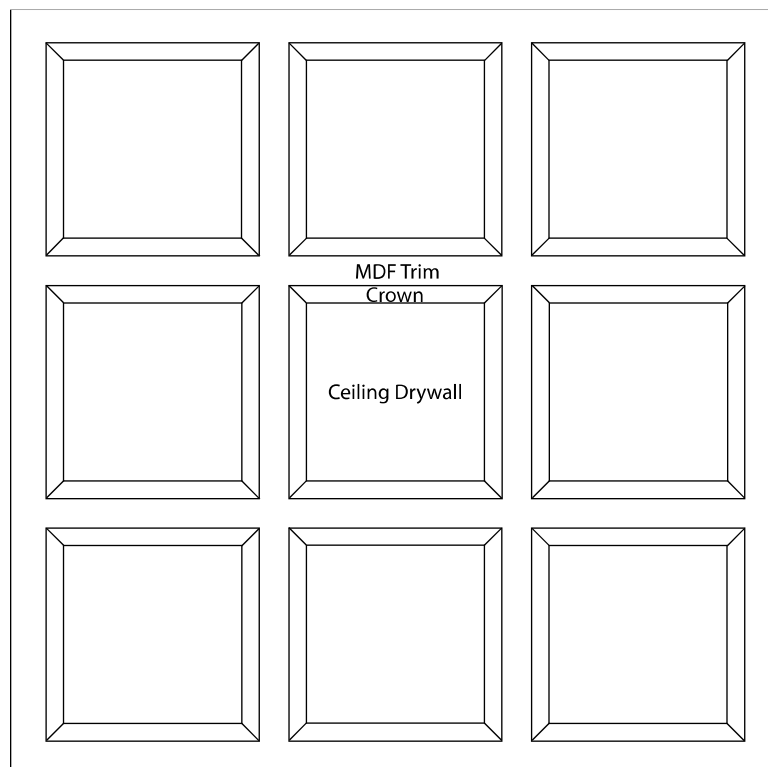


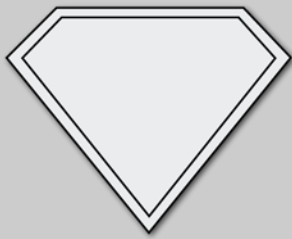
UPGRADES

Classic Family Room Ceiling Treatment

- Box beam ceiling with dropped crown and LED rope lights

*Layout may vary depending on size of tray ceiling



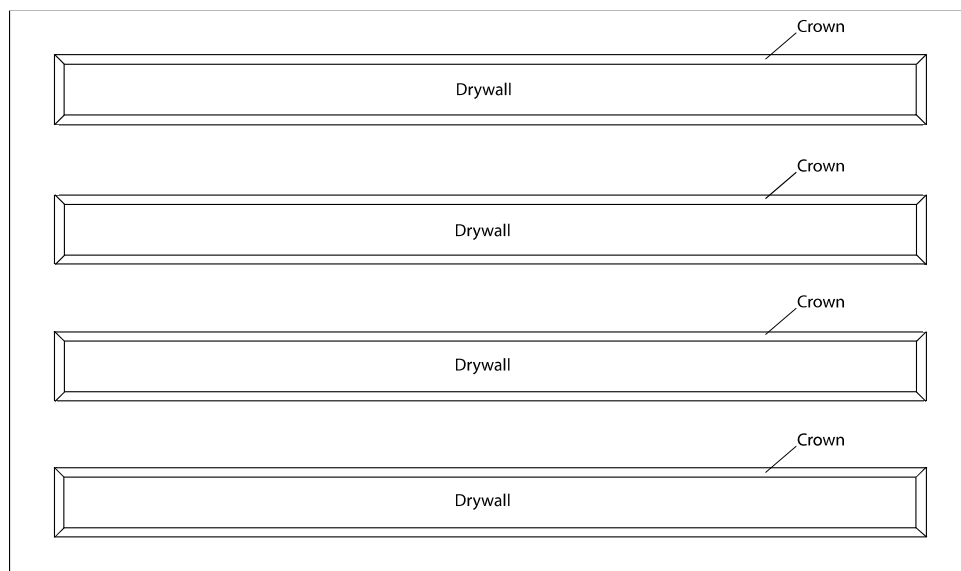


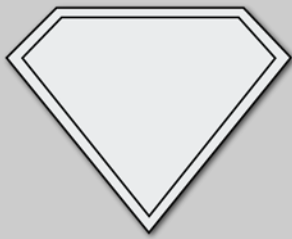
UPGRADES

Linear Family Room Ceiling Treatment

- Box beam ceiling with dropped crown and LED rope lights

*Layout may vary depending on size of tray ceiling

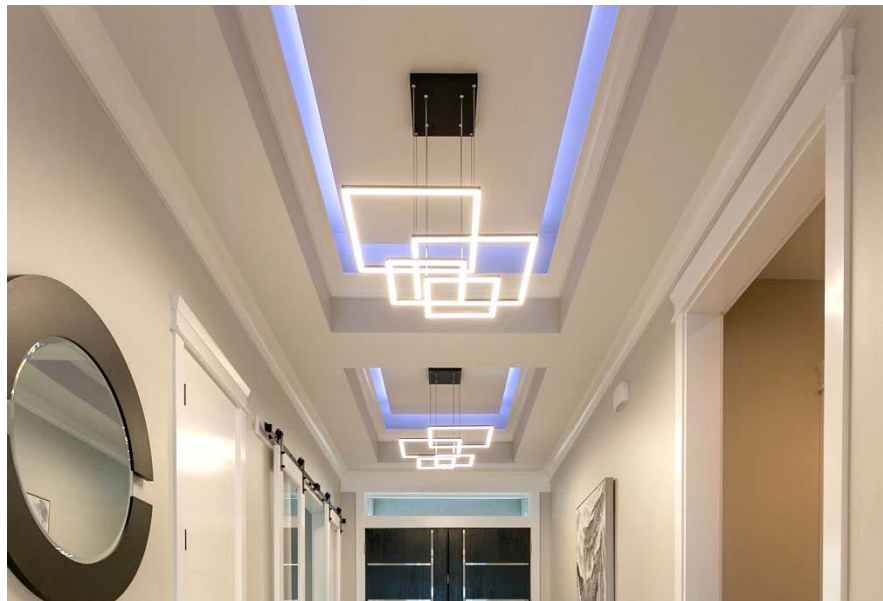




UPGRADES

Foyer Ceiling Treatments

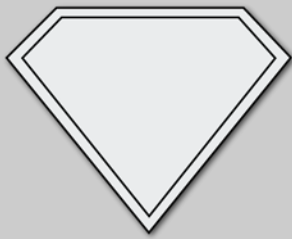
- Modern Dropped Ceiling with LED rope lights, no crown.
- Classic Double tray with dropped crown (double), LED Rope Lights



Modern Dropped Ceiling with LED rope lights, no crown



Classic Double tray with dropped crown (double), LED



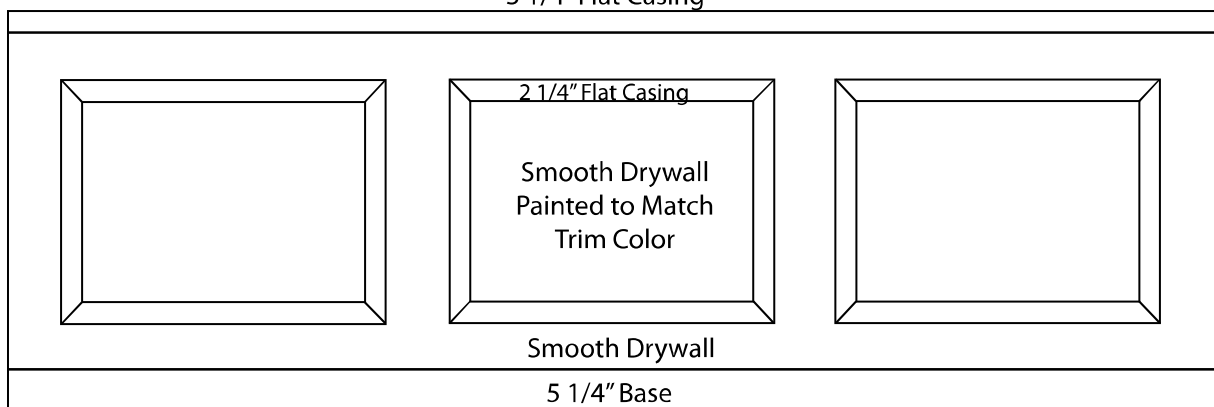
UPGRADES

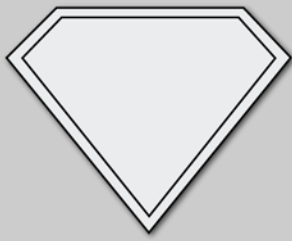
Modern Shadow Box Wainscoting

- Smooth drywall painted to match trim color
- Modern flat stock trim
- Modern Base



3 1/4" Flat Casing

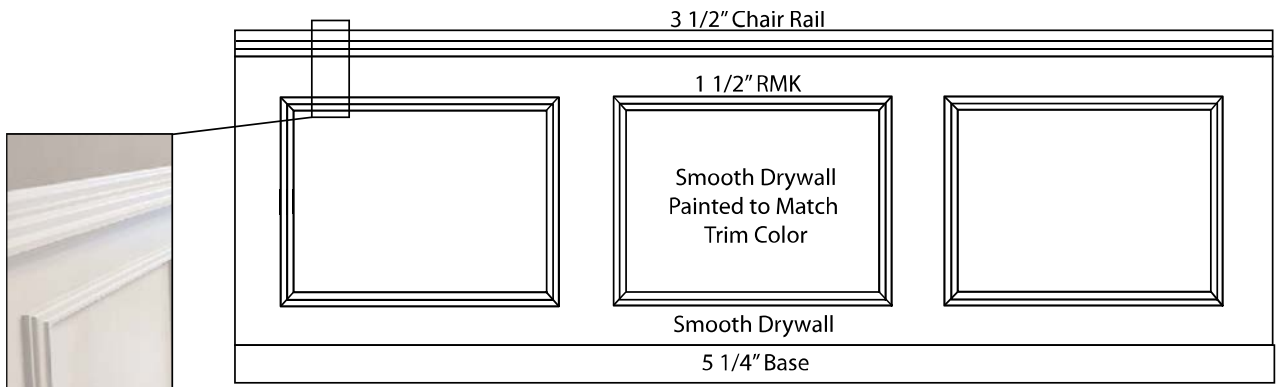


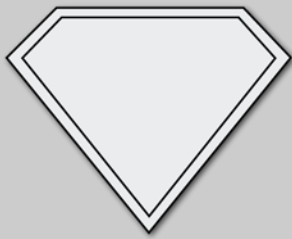


UPGRADES

Classic Shadow Box Wainscoting

- Smooth drywall painted to match trim color
- Chair rail trim
- Classic Base

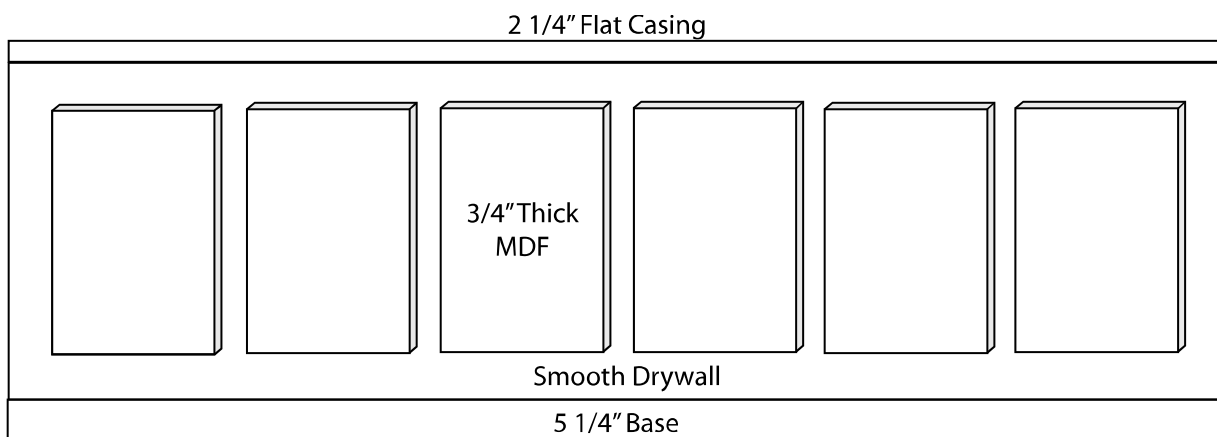




UPGRADES

Modern Raised Box Wainscoting

- Smooth drywall painted to match trim color
- Modern flat stock trim
- Modern Base





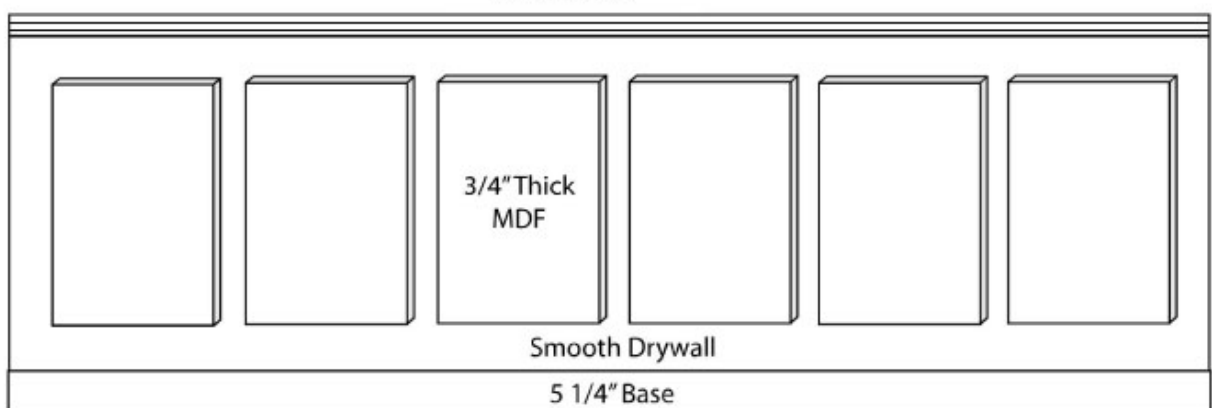
UPGRADES

Classic Raised Box Wainscoting

- Smooth drywall painted to match trim color
- Chair Rail trim
- Classic Base



Chair Rail

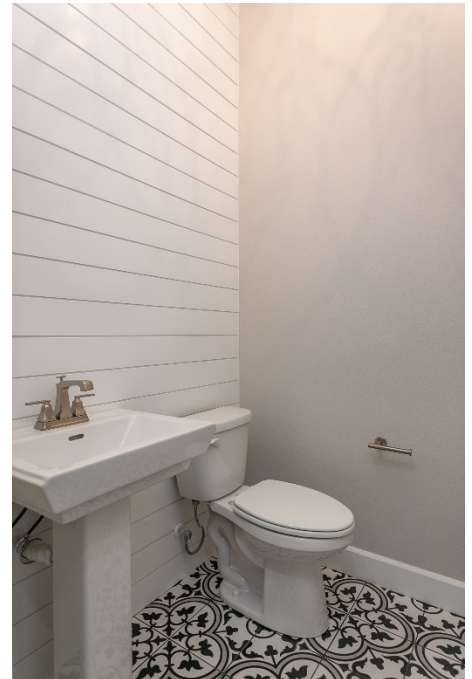
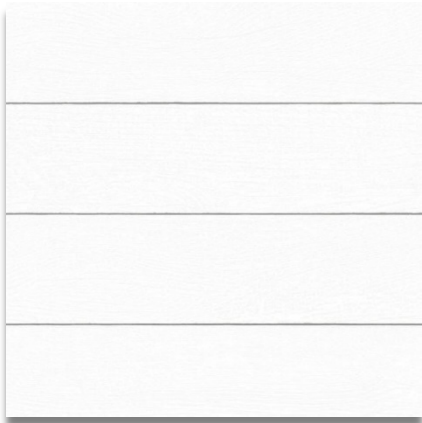


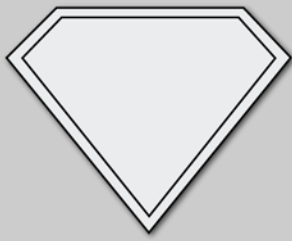


UPGRADES

Shiplap Options

- Shiplap at Mudroom Bench
- Shiplap at Ent. Center Wall
- Shiplap wall in powder





UPGRADES

Pre- Stained Faux Beams

- Pre- Stained to match Huntwood stain colors of cabinets used at Entertainment center or kitchen, or house.





UPGRADES

Mudroom Benches

- Modern 2 Tone Stain & Paint/ Modern Shadow Box: Floating Stained Bench and Shelf with Modern White Painted wainscoting back.
- Modern Stained/ Linear Paneling: Stained Floating Bench with Cubbies. Stained Floating Shelf. Stained Vertical Linear Wood Paneling.
- Modern Painted/ Stone Back: Floating bench and shelf. Stone on bench wall. *Note stone type desired, when selecting this option.
- Modern Painted/ Raised Box Wainscot: Floating Bench w/Cubbies, floating shelf. Raised box Wainscoting Back.
- Craftsman Painted/ Shiplap: Floating Bench w/Cubbies, floating shelf, Shiplap Back.

*Hardware to be provided by buyer.

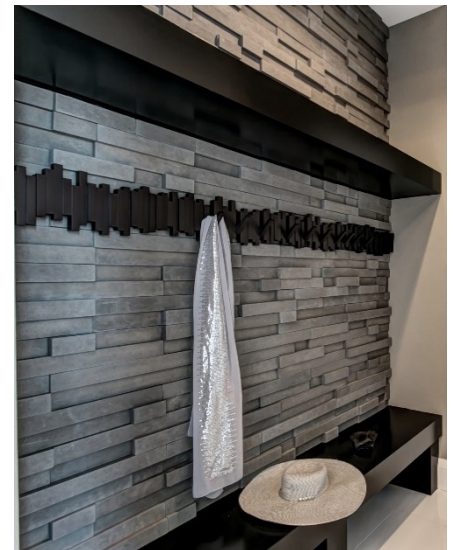
*Note Stain and paint on selected options



Modern 2 Tone Stain & Paint



Modern Stained/ Linear
Paneling



Modern Painted/ Stone Back



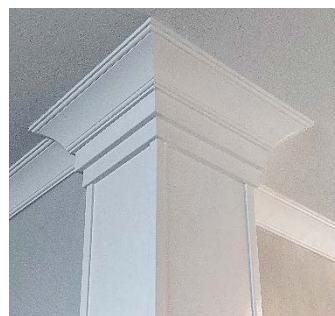
UPGRADES

Interior Columns

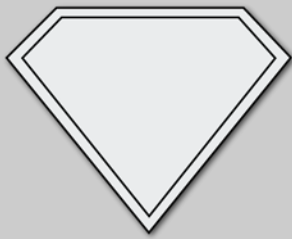
- Paint grade Craftsman or Classic Columns
- *Trims will match the selected style of millwork
- *Size will vary per plan



Paint Grade Craftsman Columns
*Shown with wainscoting band



Paint Grade Classic Columns
*Shown without wainscoting band



UPGRADES

Interior Flat Arch

- Stain Grade Modern Flat Arch
 - Paint Grade Modern Flat Arch
- *Note stain color when making this selection
- *Size will vary per plan





UPGRADES

Built In Glass Shelves

MODERN GLASS SHELVES

- Modern Paint Grade Glass Shelves: Paint grade with glass shelves, recessed lights. Open back.
 - Modern Stain Grade Glass Shelves - Linear: Stained wood sides, top and bottom with glass shelves & recessed lights at top. Linear stained paneling in the back.
- *Size will vary per plan.
- *Note location and color of paint or stain when making this selection.



Modern Paint Grade Glass Shelves



Modern Stain Grade Glass Shelves- Linear

CRAFTSMAN/CLASSIC PAINT GRADE SHELVES

- Craftsman/ Classic paint grade shelves with mirror backing. Recessed light in each shelf.
 - Craftsman/ Classic paint grade shelves / open back. Recessed light in each shelf.
- *Size will vary per plan. *Trim will match the selected millwork style.
- *Note location and color of paint when making this selection.





STANDARDS

Hardware

- Bath hardware: 3 styles and 3 finish options
- Oval closet rods: 3 finish options
- Cabinet knobs and pulls: **Supplied by buyer before hardware stage*
- Mud room bench hooks: **Supplied by buyer before hardware stage*





STANDARDS

Bath Hardware

- Bath hardware styles: Gatco Latitude II, Gatco Elevate, or Franklin Brass Voisin
- Bath hardware finishes: Black, Stainless, or Chrome



Gatco Latitude II



Gatco Elevate



Franklin Brass Voisin



Black



Satin Nickel



Chrome



STANDARDS

Closet Rods

- Oval closet rods
- Finishes: Black, Satin Nickel, or Chrome



Oval Closet Rods



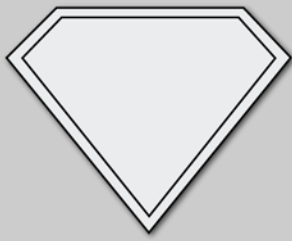
Black



Satin Nickel



Chrome



STANDARDS

Cabinet Hardware

- Cabinet knobs and pulls not included – supplied by buyer before hardware stage
- * Pulls larger than 7" or multiple sized cabinet hardware will cost more to install.





STANDARDS

Mud Room Bench Hardware

- Coat hooks not included- builder will install at no cost if buyer provides during the hardware stage

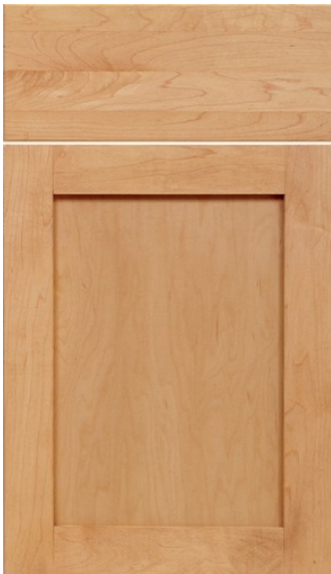




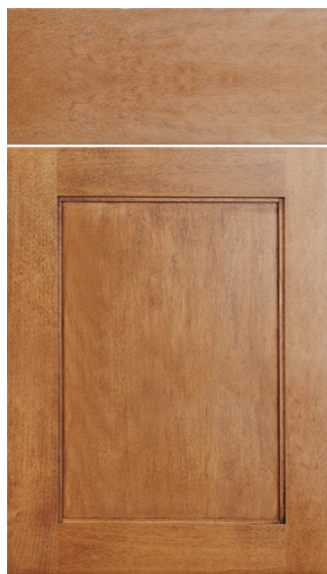
STANDARDS

Cabinets

- European beech wood
 - Recessed cabinet door styles: Shaker, Sonora, or Estate
 - Slab drawer front with 2 edge options
 - Dovetail drawers
 - Full extension concealed drawer glides
 - Soft close doors and drawers
 - Full overlay solid wood doors
 - Cabinet knobs and pulls not included – supplied by buyer before hardware stage
- * Pulls larger than 7" or multiple sized cabinet hardware will cost more to install.



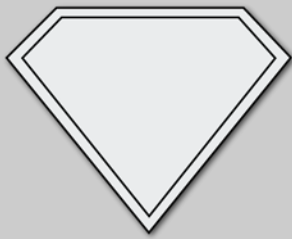
Shaker



Sonora



Estate



STANDARDS

Cabinet Door and Drawer Edge

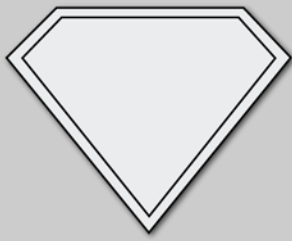
- Cabinet door edge styles: Square or Stepped



Square



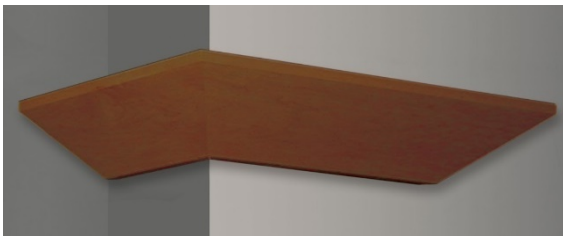
Stepped



STANDARDS

Cabinet Crown

- Cabinet crown styles: Shaker, Angled, or Vertical Flat Crown
- Crown on upper cabinets in kitchen and utility room



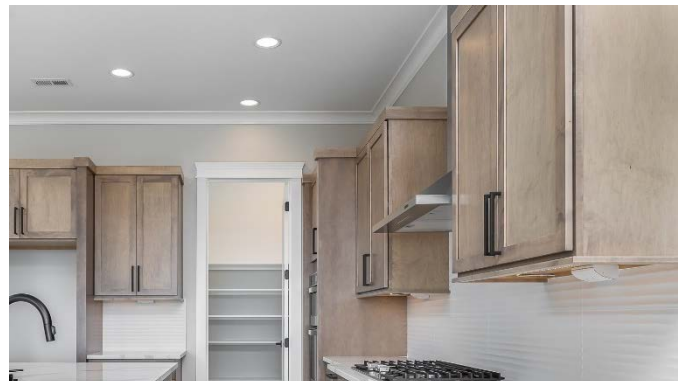
Shaker



Angled



Vertical Flat Crown





STANDARDS

Cabinet Bottom Molding

- Cabinet bottom molding styles: Square or Classic
- Bottom molding on upper cabinets in kitchen



Square



Classic



STANDARDS

Cabinet Vent Hoods

- Cabinet vent hood styles: Recessed Square or Bell

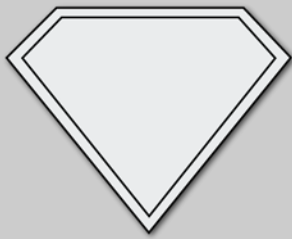


Square



Bell

*Please see Appliances for stainless steel vent hood options



STANDARDS

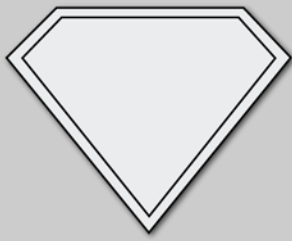
Cabinet Finishes

- Kitchen perimeter cabinets: Painted or Stained
- Kitchen island cabinets: Stained
- Bathroom cabinets: Stained
- Utility Room cabinets: Stained
- Entertainment center cabinets: Painted or Stained

Stains



Paints



STANDARDS

Kitchen Cabinets

- Kitchen perimeter cabinet finish: Painted or Stained
- Kitchen island cabinet finish: Standard stain
- Cabinet crown styles: Shaker, Angled, or Vertical Flat
- Stacked and staggered uppers
- Spice pullouts on each side of cooktop cabinet
- Rollouts at cabinet next to spice pullouts
- 36" Cabinet hood or stainless-steel vent hood
- 8'x5' island- *when plan allows*
- Island support styles: Side Panels, Legs, or Hidden Metal Supports
- Tip-out tray at Kitchen sink
- 4 drawers at island cabinet
- Trashcan pullout at island
- Cabinet skin at back and sides of island



*Cabinets will vary in size, type, and layout- *per plan*



STANDARDS

Kitchen Island Cabinets

- Supports: Side Panels, Legs, or Hidden Metal Brackets
- Leg styles: Leg D, Leg E, or TPL36



Side Panels for Support



Leg D
Craftsman



Leg E
Modern



TPL36
Classic



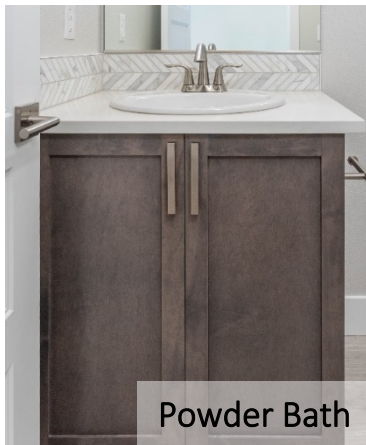
Hidden Metal Bracket



STANDARDS

Bathroom Cabinets

- Cabinet finish: Stained



Cabinets will vary in size, type, and layout- *per plan*



STANDARDS

Utility Cabinets



- Utility cabinet finish: Stained
- Cabinet crown styles: Shaker, Angled, or Vertical Flat
- 1 Base cabinet with drop-in laundry sink
- 2 Upper cabinets over washer W/D
- Upper cabinet over W/D: 60" from floor to bottom of cabinet
- Folding table with laminate top and support panels – *per plan*



Cabinets will vary in size, type, and layout- *per plan*



STANDARDS

Entertainment Centers

- Styles: Modern, Craftsman/Classic
- Standard Fireplace
- Tile surround at Fireplace to Mantle
- 48" tall side cabinets (vary in width per plan)
- Recessed can light over cabinets
- No Shelves
- Cabinet tops painted MDF to match trim
- Stain or Paint Options
- Cabinet door options: Solid or Satin Etch glass



Cabinets will vary in size, type, and layout- *per plan*



STANDARDS

Modern Entertainment Center

- Large Square Mantle wrapped around the cabinets. Painted to match millwork
- No Mantle Legs
- Standard Fireplace
- Tile surround at Fireplace to Mantle
- 48" tall side cabinets (vary in width per plan)
- Recessed can light over cabinets
- No Shelves
- Cabinet tops painted MDF to match millwork
- Stain or Paint Options
- Cabinet door options: Solid or Satin Etch glass

** When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*



Modern: White Cabinets/Etched Glass



Modern: White Cabinets/Etched Glass



Modern: White Cabinets/Solid Doors

Cabinets will vary in size, type, and layout- *per plan*



STANDARDS

Craftsman/Classic Entertainment Center

- Large Mantle wrapped around the cabinets. Painted to match millwork
- Craftsman/Classic Mantle Legs
- Standard Fireplace
- Tile surround at Fireplace to Mantle
- 48" tall side cabinets (vary in width per plan)
- Recessed can light over cabinets
- No Shelves
- Cabinet tops painted MDF to match millwork
- Stain or Paint Options
- Cabinet door options: Solid or Satin Etch glass

** When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*

**Selected millwork style (Craftsman or Classic) will be used for mantle trim.*



Craftsman: White Cabinets/Solid Doors

Craftsman: White Cabinets/Etched Glass

Cabinets will vary in size, type, and layout- *per plan*



UPGRADES

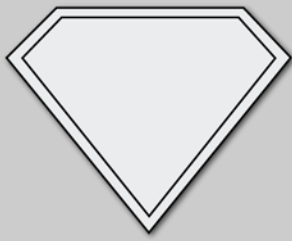
Entertainment Centers

TILED FIREPLACE WALL

- Standard Fireplace
- Tiled Fireplace wall to ceiling
- Delete mantle
- 36" tall cabinets with cabinet tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P

**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*





UPGRADES

Entertainment Centers (Cont.)

ADDED SHELVES

- Standard Fireplace
- Tiled Fireplace wall to mantle
- Standard Modern or Craftsman/Classic Style Mantle
- 48" tall cabinets with MDF painted tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P
- 2 Painted MDT shelves (one on each side) or 4 clear tempered glass shelves (two on each side)

**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*



STANDARD MODER WITH 2 WOOD SHELVES



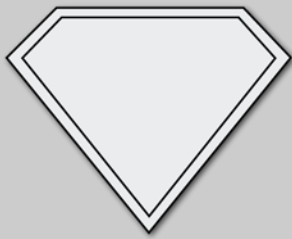
STANDARD CRAFTSMAN WITH 2 WOOD SHELVES



STANDARD MODER WITH 4 GLASS SHELVES



STANDARD CRAFTSMAN WITH 4 GLASS SHELVES



UPGRADES

Entertainment Centers (Cont.)

MODERN ENTERTAINMENT CENTER - OPTION 1

- BL46 Upgraded Fireplace with trim and crushed glass
- Tiled Fireplace wall to ceiling.
- Delete mantle
- No Glass Shelves
- 36" tall cabinets with cabinet tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P

**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*





UPGRADES

Entertainment Centers (Cont.)

MODERN ENTERTAINMENT CENTER- OPTION 2

- BL46 Upgraded Fireplace with trim and crushed glass
- Tiled Fireplace wall to ceiling
- Delete mantle
- Tempered glass shelves total of 4
- 36" tall cabinets with cabinet tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P

**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*





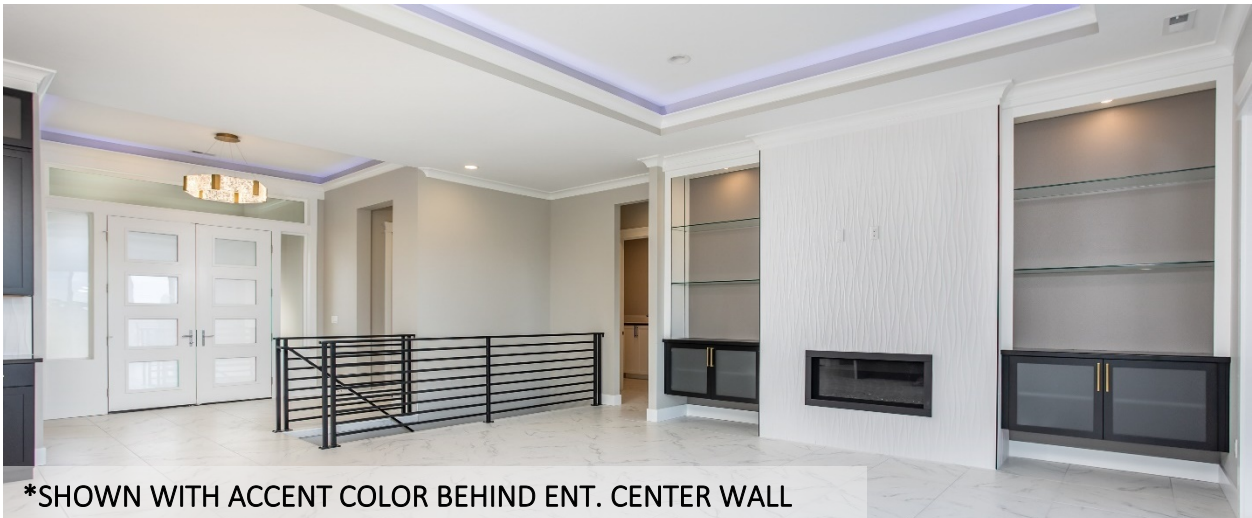
UPGRADES

Entertainment Centers (Cont.)

MODERN ENTERTAINMENT CENTER - OPTION 2 + FLOATING CABINETS

- BL46 Fireplace Upgrade with trim, blower, and crushed glass
- Tiled Fireplace wall to ceiling.
- Delete mantle
- Tempered glass shelves total of 4
- Floating cabinets installed 36" off floor (toe kick removed)
- Cabinet tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P

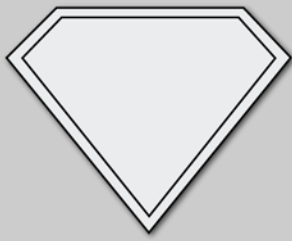
**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*



***SHOWN WITH ACCENT COLOR BEHIND ENT. CENTER WALL**



***SHOWN WITH led LIGHTS UNDER CABINETS**



UPGRADES

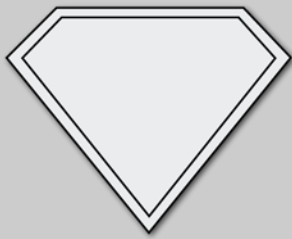
Entertainment Centers (Cont.)

CRAFTSMAN

- Standard Fireplace
- Brick or Stone Fireplace wall to ceiling
- Stained square mantle
- Painted white shelves to match trim (total of 4)
- 48" tall cabinets with cabinet tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P

**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*





UPGRADES

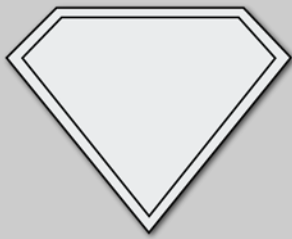
Entertainment Centers (Cont.)

TRIPLE STACKED MANTLE- OPTION 1

- Standard Fireplace
- Tiled Fireplace to mantle
- Triple Stacked Mantle
- No shelves
- 36" tall cabinets with cabinet tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P

**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*





UPGRADES

Entertainment Centers (Cont.)

TRIPLE STACKED MANTLE- OPTION 2

- Standard Fireplace
- Tiled Fireplace to mantle
- Triple Stacked Mantle
- Clear Tempered Glass Shelves (total of 4)
- 36" tall cabinets with cabinet tops
- Painted or Stained cabinets
- Solid or Etched glass cabinet doors
- Recessed light at each side of F/P

**When choosing glass doors, keep in mind the color of cabinet interior (white or natural pine melamine).*





STANDARDS



Rocker /Decora Switches

Electrical

- 200AMP service for homes under 2600sq ft
- 320AMP service for homes over 2600sq ft
- Rocker/Decora switches throughout
- TV/PH/NET in all bedrooms, bonus/rec room, and living room
- 4 Outdoor weatherproof plugs: 1 at Front, 2 at back patio, 1 at side of garage near Heat Pump.
- 2 Island plugs
- 2 Plugs in Utility room: 1 over counter, 1 for W/D
- Smoke and carbon monoxide detectors- *per code*
- 2 Audio Zone pre-wire in Family & Kitchen/Dining areas
- Ceiling fan pre-wire: two locations
- Stair tread lights- *per plan*
- Low voltage panel in utility room or media closet – *per plan*
- 1 Plug per wall in garage
- 6" Recessed LED lighting - White trim
- 4" LED wafers in soffits at front elevation - White trim
- LED garage lights



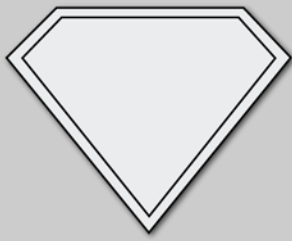
LED Garage Lights



6" White Recessed Can Lights



4" LED Wafers in Soffits



STANDARDS

Electrical

- LED Rope lighting in family room tray ceiling- *per plan*
- LED Rope lighting in foyer dropped crown- *per plan*
- LED Color Temp for Rope Light & Fixture Bulbs: Warm or Cool

**Think of your color temp preference when choosing LED lighting fixtures*



LED Rope Lighting in Tray Ceiling

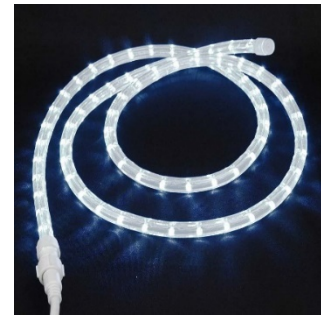


LED Rope Lighting in Dropped Crown

VISUAL REPRESENTATION OF COLOR TEMPERATURE



Warm White (2700-3000K)



Cool White (3200-4000K)





STANDARDS

Electrical

- All lighting fixtures are selected online at builderslighting.com. *See Selection Guide for more details.
- Lighting Budget is provided on standard Lighting Layout
- Vanity lights installation: bulbs up / bulbs down/ vanity bar
- Charges may apply if additional assembly is required (i.e., crystals, cable systems, etc.)



Bulbs Down



Bulbs Up



Vanity Bar



STANDARDS

Plumbing

- Tankless water heater
- 2 exterior hose bibs
- Delta faucets in bathrooms and kitchen: See options
- Kohler faucet in laundry
- Undermount sinks in bathrooms and kitchen
- Drop-in sink in laundry
- Elongated toilets
- Single shower head per shower
- Tub/shower insert, or shower insert in secondary bathrooms- *per plan*
- 5ft Soaker tub in Master Bath
- Tiled shower floor and wall in Master bath





STANDARDS

Bathroom Plumbing

- Delta faucets styles: Trinsic, Ashlyn, or Kayra
- Faucet finishes: Black, Stainless, or Chrome
- Single shower head per shower



Trinsic
Bathroom Faucet



Trinsic
Roman Tub Faucet



Ashlyn
Bathroom Faucet



Ashlyn
Roman Tub Faucet



Trinsic
Shower Faucet



Trinsic
Shower/Tub Faucet



Ashlyn
Shower Faucet



Ashlyn
Shower/Tub Faucet



Black



Stainless



Chrome



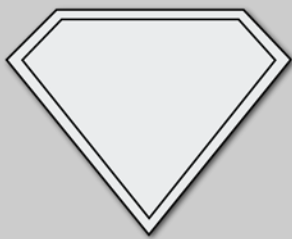
Black



Stainless



Chrome



STANDARDS



Kayra Bathroom Faucet



Kayra Roman Tub Faucet



Kayra Shower Faucet



Kayra Tub/Shower
Faucet



Black



Stainless



Chrome



STANDARDS

Bathroom Plumbing

- Under-mount sink styles: Rectangle or Oval
- Drop-in 5ft soaker tub in master bathroom



Rectangle



Oval





STANDARDS

Bathroom Plumbing

- Single shower head per shower
- Shower or tub/shower insert in secondary bathrooms *-per plan*
- Tiled shower floor and walls in master bathroom



Shower Insert



Tub/Shower Insert



Single Shower Head



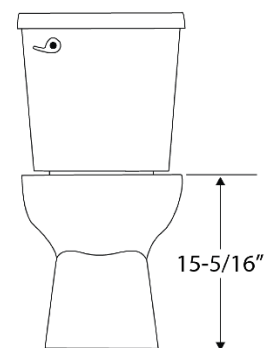
STANDARDS

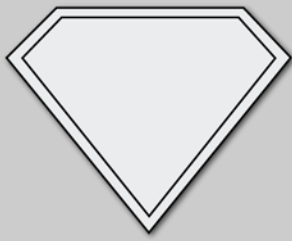
Bathroom Plumbing

- Elongated standard height toilets



Standard Height Toilet





STANDARDS

Kitchen Plumbing

- Delta faucet styles: Coranto, Trinsic, or Essa
- Finishes: Black, Stainless, Chrome
- Insinkerator garbage disposal: Badger 1



Coranto



Trinsic



Essa



Black



Stainless



Chrome



Garbage Disposal - Badger 1



STANDARDS

- Under-mount Kitchen sinks
- Styles: Single or Double Bowl
- Finishes: Multiple Options

Kitchen Plumbing



Blanco Diamond 33-1/2"



Blanco Diamond 33"



Anthracite



Cinder



Concrete Gray



Metallic Gray



Truffle



White



STANDARDS

Kitchen Plumbing Continued

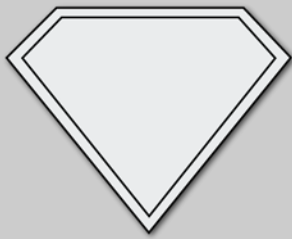
- Stainless Steel Sink Options



Blanco Quatrus Undermount Single Basin
Model:518172



Blanco Quatrus Undermount Double Basin
Model: 518169



STANDARDS

Utility Plumbing

- Kohler faucet style: Simplice
- Utility faucet finishes: Black, Satin Nickel, or Chrome
- Drop-in laundry sink



Simplice Faucet



Utility Sink



Black

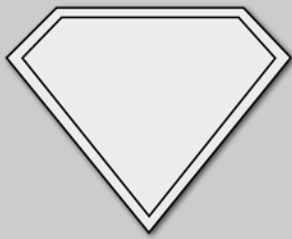


Satin Nickel



Chrome





UPGRADES

Pedestal Sink

- Styles: Boulevard or Memoirs



American Standard
Boulevard



Kohler
Memoirs



UPGRADES

Freestanding Tub

- Faucet installed on tub



Briosio 66x36



Borealis 66x 36



UPGRADES

Secondary Bathroom Plumbing

- Skirted tub with tiled walls
- Shower pan with tiled walls- *per plan*



Skirted Tub with Tiled Walls



Shower Pan with Tiled Walls



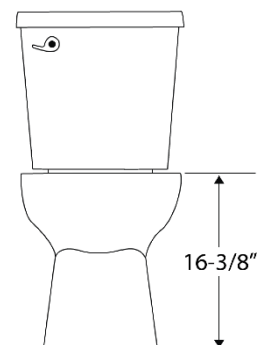
UPGRADES

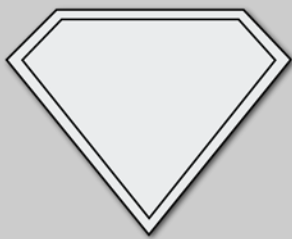
Bathroom Plumbing

- Comfort height elongated toilets



Comfort Height Elongated Toilet





UPGRADES

Master Shower Upgrade Options

- Add 2nd Shower head
- 12" Rain heads: Round or Square
- H2Okinetic In2ition handheld
- Finishes: Black, Stainless, or Chrome



Round Rain Head- 52160



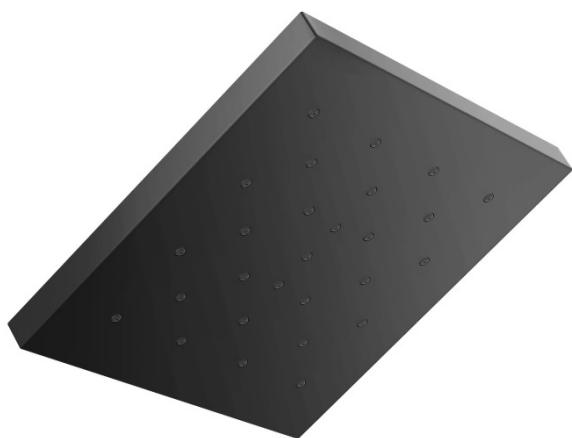
In2ition Handheld

1217746



In2ition Handheld

58472



Square Rain Head - 52161



Black



Stainless



Chrome





UPGRADES

Wet Bar Plumbing

- Delta wet bar faucet
- Styles: Contemporary or Transitional
- Finishes: Black, Stainless, or Chrome
- Blanco 17"x17" sink



Contemporary



Transitional



Black



Stainless



Chrome





UPGRADES

Kitchen Plumbing

- Insinkerator Garbage Disposal



Evolution Compact



Evolution Septic Assist



STANDARDS

Mirrors

- Mirror size: length of cabinets and 42" tall- *per plan*
- Channel finishes: Black, Satin Nickel, or Chrome



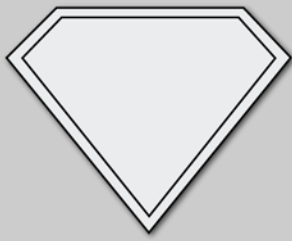
Black



Satin Nickel



Chrome



UPGRADES

Mirrors

- Black framed rectangular mirrors
- Black framed rectangular mirrors with rounded corners
- Black round mirror
- Long narrow mirrors with LED lights



Black Framed Mirror



Long Narrow Mirror with LED Lights

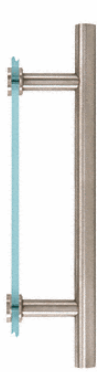




STANDARDS

Master Bath Shower Door

- Frameless euro glass door- *not applicable for walk-in showers*
- Frameless euro glass door height: 80"
- Hardware styles: Ladder or Rectangular
- Hardware finishes: Black, Satin Nickel, or Chrome
- Glass style: Clear



Ladder



Rectangular



Black



Satin Nickel



Chrome





STANDARDS

Master Bath Shower Door

- Clear glass partition- *per plan*
- Glass channel finishes: Black, Satin Nickel, or Chrome



Black



Satin Nickel



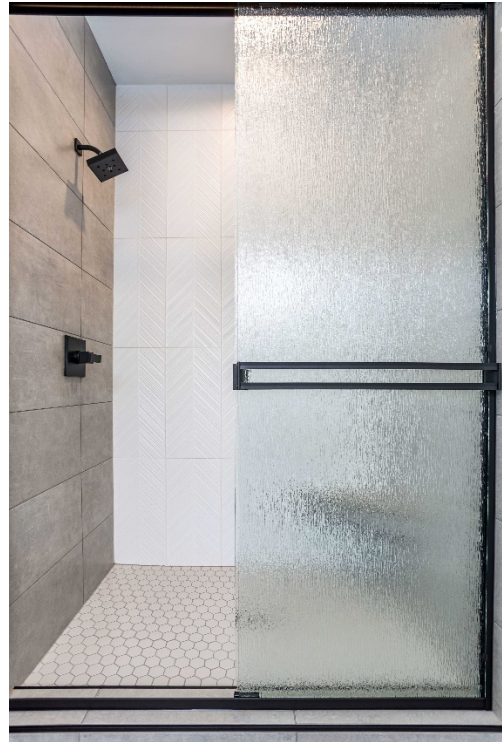
Chrome



STANDARDS

Secondary Bath Shower Door

- Semi-Frameless Bypass or hinged door in secondary bathrooms (*preselected by builder per-plan*)
- Height: 75"
- No glass door for Tub/Shower
- Hardware finishes: Black, Satin Nickel, or Chrome
- Glass styles: Clear or Rain
- Double towel bar handle



Sliding shower glass doors

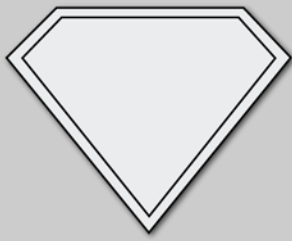
*Images are shown in upgraded tiled walls



Clear



Rain



STANDARDS

Hard Surfaces

All selections to be made at a local showroom. See selections guide for more details

Flooring

- LVP or Laminate flooring at entry, kitchen, dining, family room, and hallways
- Tile floors in bathrooms and laundry
- Tile floor and walls with 1 shampoo niche and a corner bench in master shower
- Polyester or Nylon carpet with 8Lb Carpet pad in bedrooms, office, and bedroom closets

Backsplashes

- Tile backsplash to upper cabinets and bottom of vent hood in kitchen
- 6" Deco backsplash at bathroom vanities
- Tile to mantle at fireplace
- Tile flooring and backsplash patterns: Straight or Brick
- Tile base in bathrooms with showers only

Backsplash edges/liners

- Tile or metal edge liners
- Included Locations: Kitchen, Master Bath & Tile Base

Grout

- Epoxy grout in master shower
- Sanded grout in all other locations

Countertops

- Standard quartz countertops in kitchen
- Standard granite countertops in bathrooms
- Square granite/ quartz edge
- Laminate Countertop in utility room





STANDARDS

Hard Surfaces

FLOORING: MAIN AREAS

- LVP or Laminate flooring at entry, kitchen, dining, family room, mud room, hallways





STANDARDS

Hard Surfaces

KITCHEN HARD SURFACES

- Standard quartz countertops with square edge
- Tile backsplash to upper cabinets and bottom of vent hood in kitchen - *installed in straight or brick pattern*
- Tile or metal liners at kitchen backsplash
- Sanded Grout

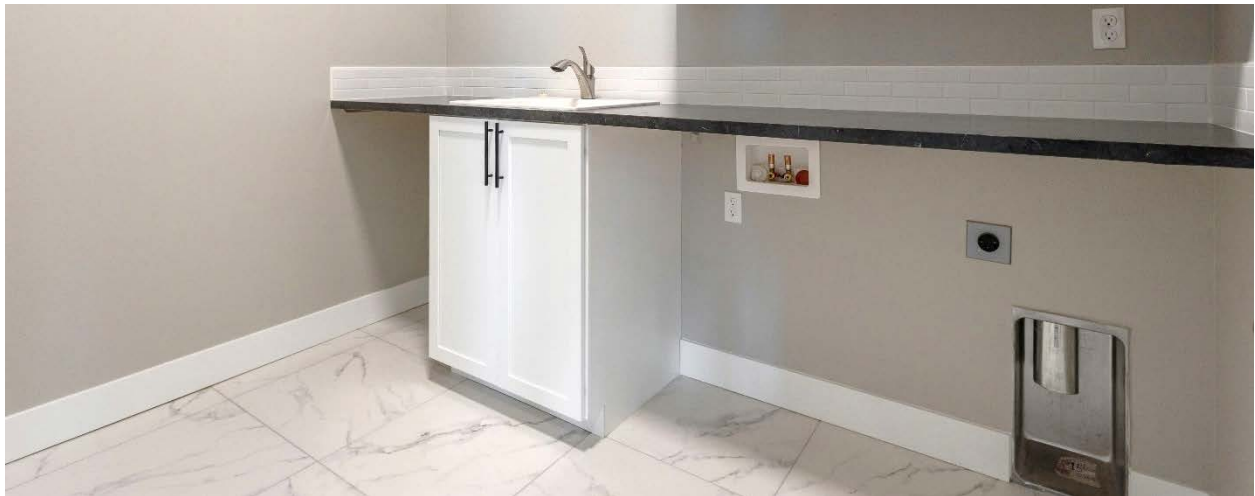




STANDARDS

Utility Hard Surfaces

- Porcelain tile floors- *installed in straight or brick pattern*
- Laminate countertops
- 6" backsplash- *installed in straight or brick pattern*
- Sanded Grout

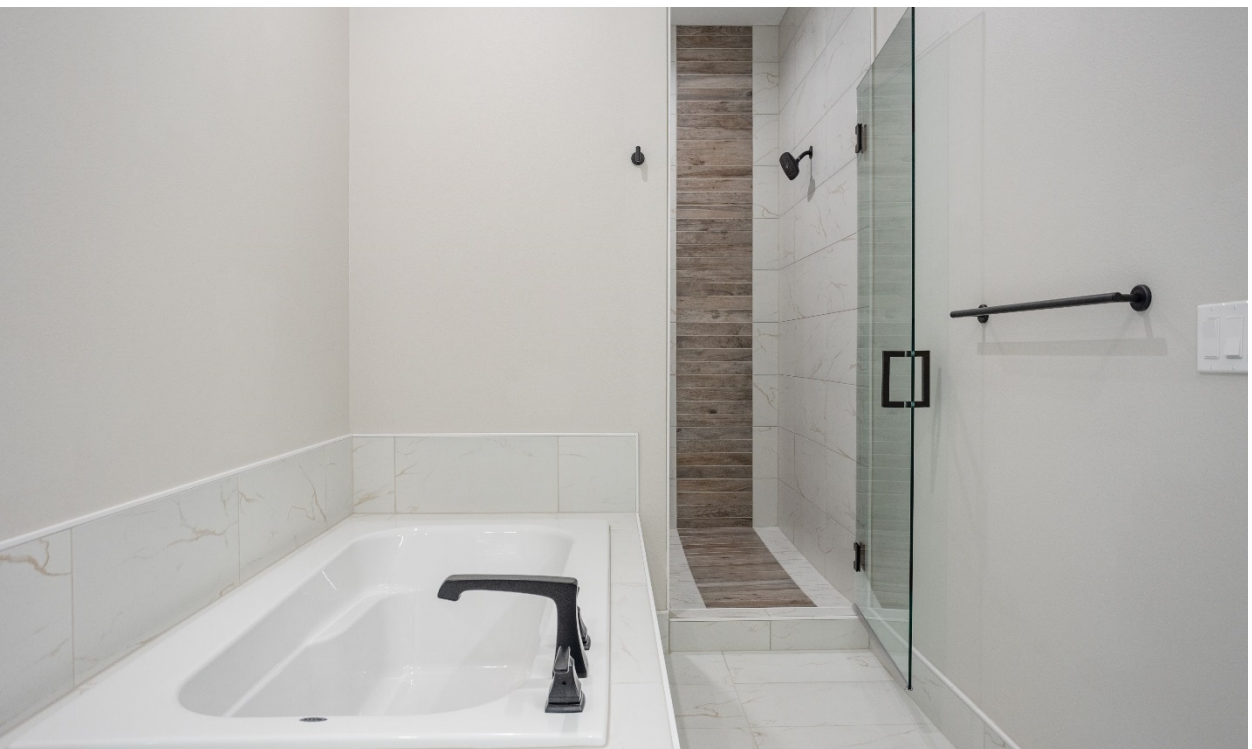




STANDARDS

Bathroom Hard Surfaces

- Porcelain tile floors
- Standard granite countertops with square edge
- 6" backsplash at vanities
- Tile or metal liners in Master bathroom
- Tile base with liners in bathrooms with showers
- Sanded Grout





STANDARDS

- Tiled floors and walls
- 1 Shampoo niche
- 1 Corner Bench
- Epoxy Grout

Master Shower Hard Surfaces

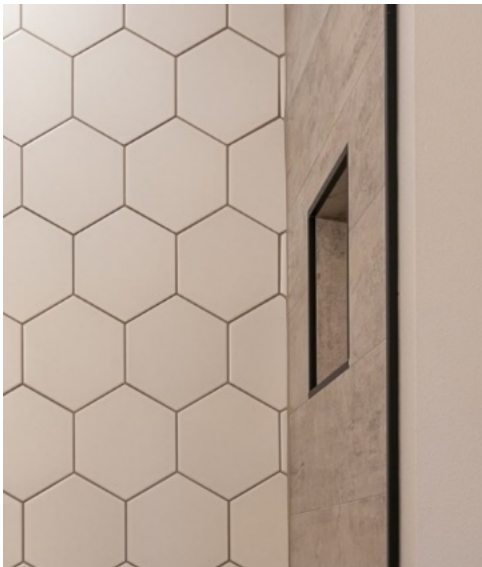




STANDARDS

Flooring

- Tile or metal liners (Schluter) in kitchen and master bathroom





UPGRADES

Flooring

- Tile all the way up at cooktop
- Tile all the way up at fireplace
- Tile all the way up at vanity wall





UPGRADES

Flooring

- Tile in entry foyer with patterns



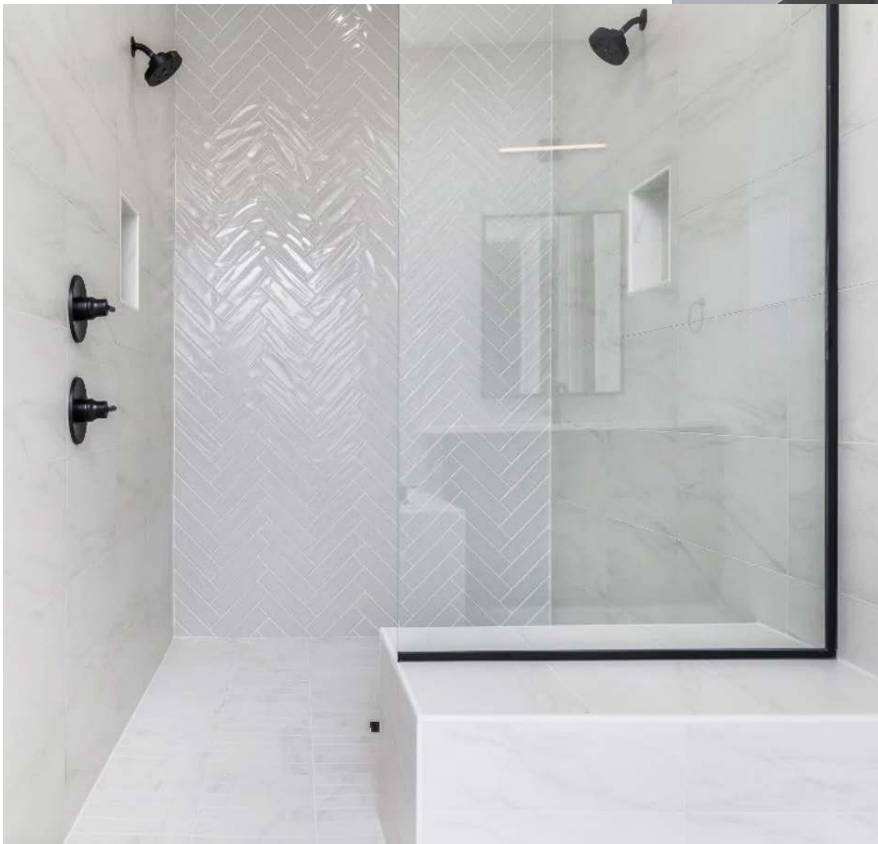
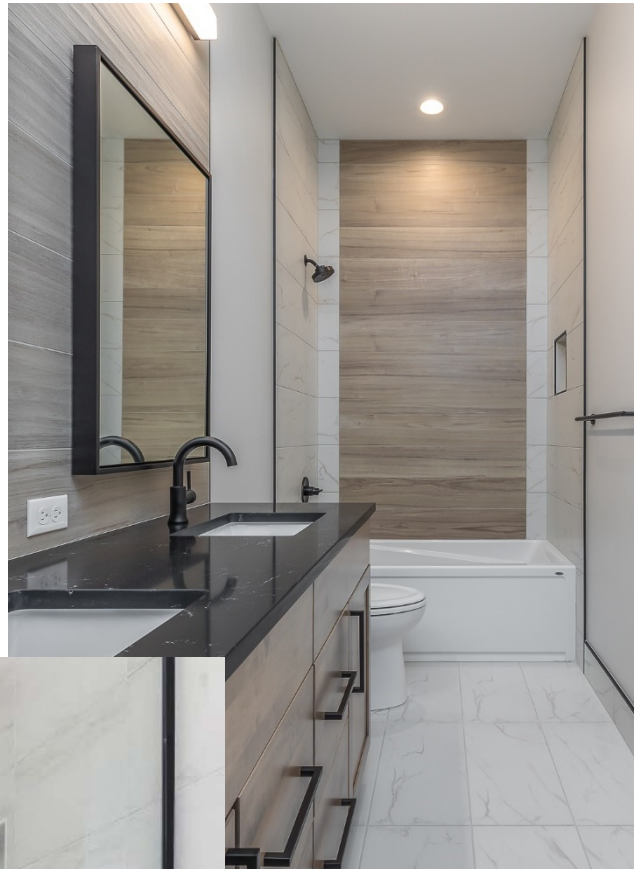


UPGRADES

Flooring

- Additional shower niche
- Skirted tub with tiled walls
- Quartz in bathrooms
- Upgrade patterns
- Add metal/tile liners to secondary areas

**Images may be shown in upgraded tiles and patterns*





STANDARDS

Appliances

- Gas or Electric Cooktop
- Built in Stainless Dishwasher
- Built in Wall Oven with Microwave and trim kit



GE 36" Gas Cooktop
JGP5O36SLSS



GE 36" Electric Cooktop
JP3036SLSS



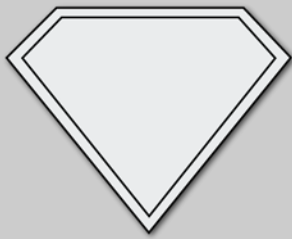
GE SS Dishwasher
GDT645SYNFS



GE 30" Built-in Wall Oven
JTS5000SNSS



GE Microwave with Trim
PEB7227ANDD



STANDARDS

Appliances

- Vent hood styles: Zephyr SS, Broan SS, or Broan cabinet insert



Zephyr Stainless Steel Hood
BVE-E36BS

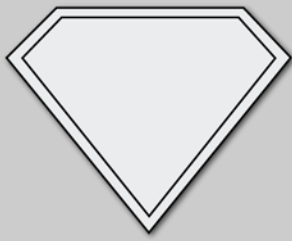


Broan Stainless Steel Hood
EW4836SS



Broan Cabinet Hood Insert
RMP17004





UPGRADES

Appliances

- Double wall oven
- BEST SS 42" vent hood
- Microwave Drawer
- Frigidaire Fridge/Freezer Combo with Trim



Sharp Microwave Drawer
SMD2489ES



BEST SS Hood
WTT32I342SB



GE 30" Smart True-Convection Built-In Double Wall Oven
JTD5000SNSS



Frigidaire Side by Side Fridge Freezer w/ Trim
FPFU19F8WF / FPRU19F8WF



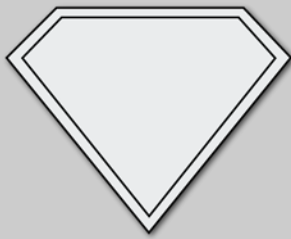
STANDARDS

Solar

- Prodigy Homes will provide the needed amount to satisfy 2018 Energy Code Requirements.
- Solar Panels will be installed on South and/or West side of the house roof
- Heliene 72-Cell Monocrystalline module or CT series 144 Half-Cell module or equivalent
- Enphase IQ Combiner 3
- Enphase IQ 7 and IQ7+ Microinverters



**Interested in more panels? Request information and pricing*



STANDARDS

2-10 Home Builders Warranty

- 1-year cosmetic warranty
- 2-year mechanical warranty
- 10-year structural warranty



Workmanship Warranty ✓

Quality is important, especially in your new home. Your workmanship warranty provides coverage from the day of closing and establishes the standards applicable to the fit, finish and materials used in the construction of your home.

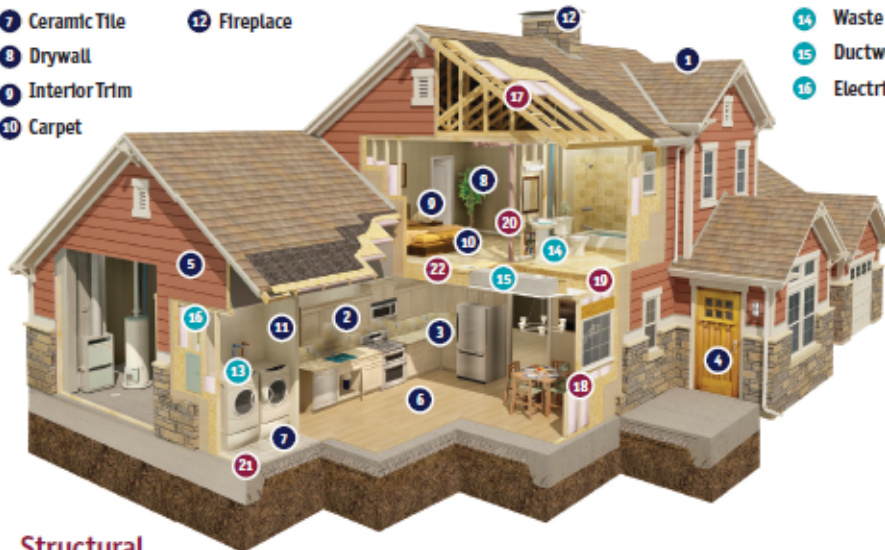
- | | | |
|-------------------|------------------|--------------|
| 1 Roof Covering | 6 Hardwood Floor | 11 Paint |
| 2 Cabinets | 7 Ceramic Tile | 12 Fireplace |
| 3 Countertops | 8 Drywall | |
| 4 Door Panels | 9 Interior Trim | |
| 5 Exterior Siding | 10 Carpet | |



Distribution Systems Warranty ✓

While you rarely see them, essential functions such as electrical, plumbing and mechanical systems are working behind the walls of your new home. Your distribution systems warranty begins at closing and establishes the standards for your home's wiring, piping and ductwork.

- | |
|----------------------|
| 13 Supply Piping |
| 14 Waste Piping |
| 15 Ductwork |
| 16 Electrical Wiring |



Structural Warranty ✓

While your home was carefully constructed, occasionally unforeseen problems arise, even in the best-built homes. Your structural warranty provides coverage for structural defects from the day of closing and clearly defines the standards related to the structural integrity of the load-bearing elements of the home.

- | | |
|-----------------------|------------------|
| 17 Roof Framing | 20 Columns |
| 18 Load-Bearing Walls | 21 Foundation |
| 19 Beams | 22 Floor Framing |

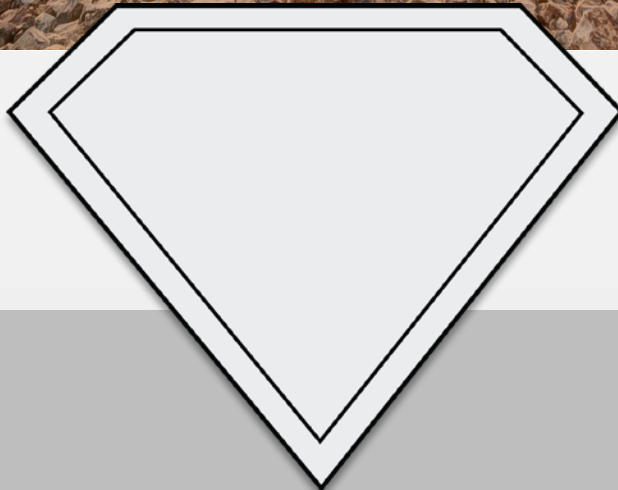


Homeowners register on
2-10.com/registerhome

- Easily search your digital warranty book
- View, download or print your warranty documents
- Enjoy exclusive access to our Home Appliance Discount program
- Add systems and appliances warranty coverage



THE BEST EXPERIENCE



THANK YOU FOR CHOOSING PRODIGY HOMES!