



THE BEST EXPERIENCE

# PEARL COLLECTION SELECTIONS & UPGRADES



# STANDARDS

## Structural

### BELOW GRADE

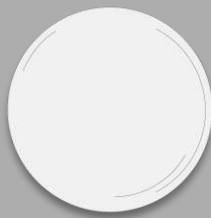
- Concrete Footings with #A615-90 (Grade60) Reinforcement & No Less Than 2ft Below Grade
- Reinforced Concrete Foundation Walls
- R10 Foam Insulation Foundation Perimeter Only
- 4" Gravel Under Concrete Slab
- 2 Coats of Sealant on Daylight Basement Below Grade Foundation Walls
- Drainpipe and Gravel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

Exterior trim styles - multiple style options  
Trim around front windows only and garage doors

### Garage Doors

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

### Roof

30-year architectural asphalt shingles

### Soffits

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

### Windows

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

### Exterior doors

Entry door: fiberglass, standard height,  
painted - multiple 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: 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  
Vaults - per plan  
8ft ceilings in bonus room

## Included Amenities

### Drywall

Corners: Square or Rounded  
Walls: Orange Peel Texture  
Ceiling: Orange Peel or Hand Textured  
Garage Walls and Ceiling: Fire-Taped

### Interior Paint

Walls & Ceilings: One color  
Trim: semi-gloss enamel - shade of white  
Garage Walls and Ceiling: Unfinished

### Exterior Paint

Body: one color  
Trim: one color  
Entry door: one color - match millwork on interior side.  
Fascia and Soffits: one color  
Garage doors- match body color  
Deck Joists under deck - painted

### Millwork

5 ¼" Baseboard  
2 ¼" Casing  
Sill & Apron Windows  
Crown molding in main areas  
Fireplace Mantle - multiple style options  
Mud room bench - multiple style options  
Painted MDF closets with metal rods - 3 finish options  
Painted MDF shelves in pantry

### 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- Included  
Mud room bench hooks- Included

### Cabinets

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

### Electrical

Lighting selected online  
Lighting budget- see lighting layout  
6" recessed lighting  
Rocker switches  
TV/PH/NET in family

### 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  
Kitchen faucet: Coranto  
Delta bath faucets- multiple choices  
Elongated toilets  
Undermount kitchen sink - SS or Composite  
Undermount sinks in bathrooms  
Drop-in soaker tub in master bathroom  
Single shower head in each full bath  
Plumbing finishes: Black, Stainless or Chrome

### Shower Doors

Semi-Frameless Shower Doors in master bath  
Sliding shower door in secondary baths  
(excludes tub/showers)

### Mirrors

42" tall. Metal channel at base of mirror

### Flooring

Laminate flooring at entry, kitchen, dining, and hallways  
Porcelain tile floors in bathrooms and utility  
Standard granite countertops in kitchen  
Standard granite countertops in bathrooms  
Kitchen backsplash to upper cabinets & bottom of vent-hood  
6" backsplash in bathrooms  
Tiled walls and acrylic pan with 1 shampoo niche in master shower  
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  
30" Gas or Electric Range  
Microwave  
Dishwasher  
Vent Hood

### Solar

Solar panels will be installed on the roof to meet 2018 Energy Code

### Warranty

2-10HBW





## STANDARDS

### Stucco

- Full stucco: Swirl Body Texture and Smooth Trim Texture
- Trim styles: Modern, Classic, or Craftsman
- Boxed columns at front elevation
- Trim band at top & base of front columns
- Trim around front windows only
- Square trim around garage doors







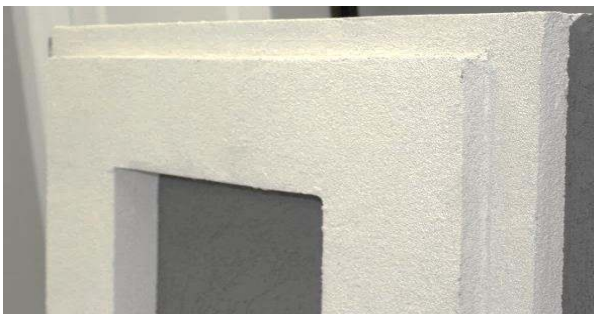
## STANDARDS

### Modern Stucco Trim Style

- Large square base and capital at front columns
- Double-stack square trim around front windows only
- Square trim around garage doors



Double-Stack Square Trim  
At Front Windows only



Double-Stack Square Trim



Large Square Base



## STANDARDS

### Classic Stucco Trim Style

- Base and capital at front columns
- Sill and skirt trim with architrave tops at front windows only
- Square trim around garage doors



Sill and Skirt with Architrave Tops  
at Front Windows Only



Architrave Tops



Large Square Base



## STANDARDS

### Craftsman Stucco Trim Style

- Base and capital at front columns
- Sill and skirt trim with architrave tops at front windows only
- 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 elevation
- Trim band at base of gables
- Trim around front windows only 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 front windows only 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 only
- 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



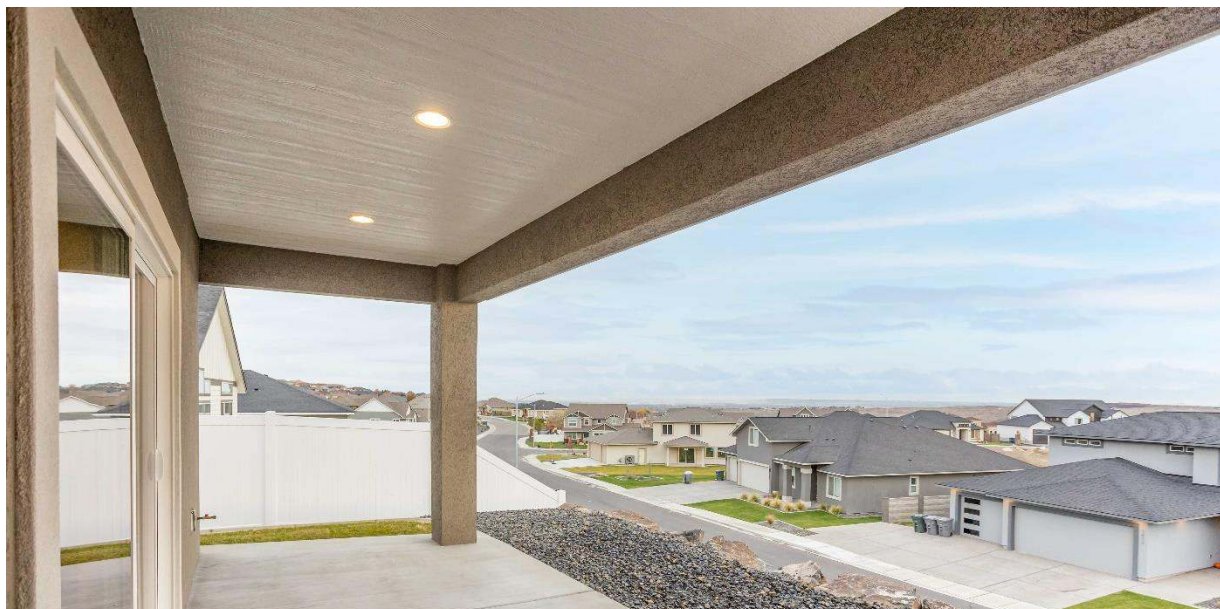




## STANDARDS

### Soffits and Porch Ceiling

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



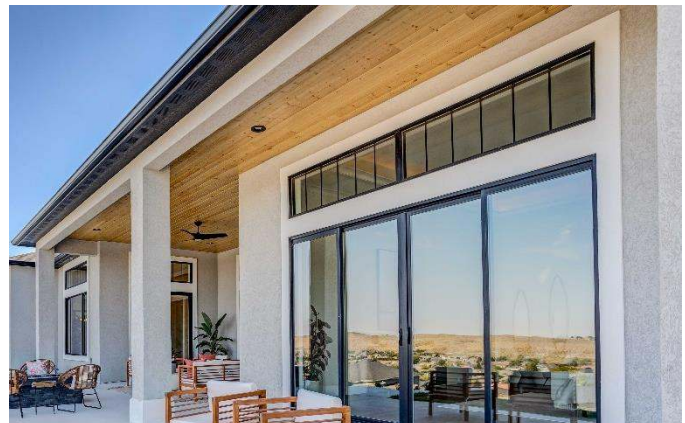




## UPGRADES

### 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
- Other exterior doors- *per plan*: 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

#### ELDORADO - Stacked Stone



Alderwood



Black River



Dark Rundle



Daybreak



Nantucket



Slate Gray



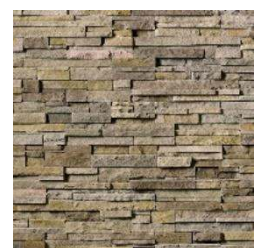
Silver Lining



Echo Ridge



Black Rundle



Pheasant

#### BORAL Pro-Fit Alpine Ledgestone



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



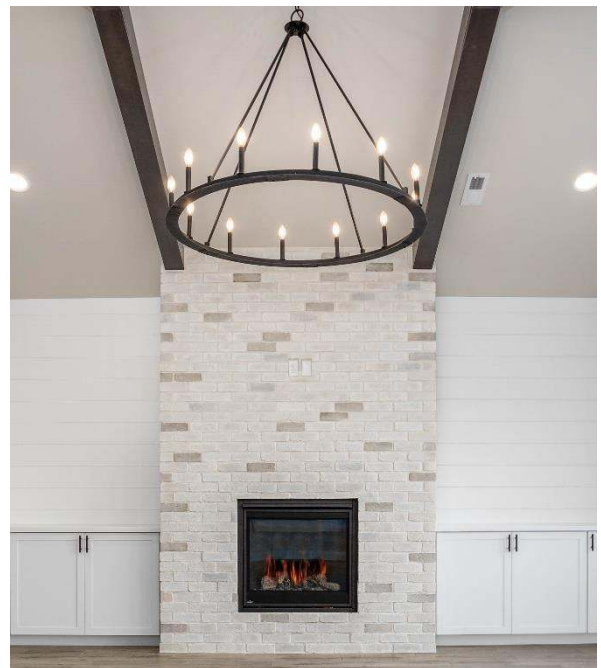


## UPGRADES

### 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



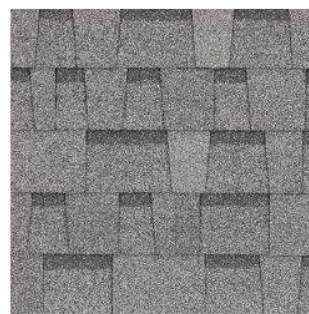
Harvest Brown



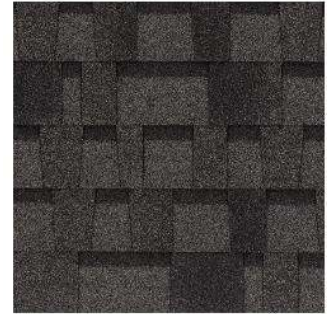
Driftwood



Weathered Wood



Weathered White



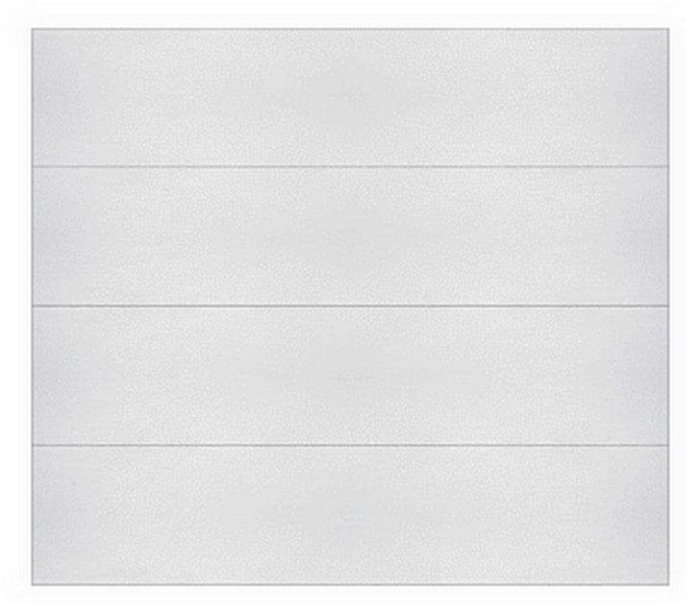
Pewter Grey



## STANDARDS

### Modern Garage Doors

- Garage door size: Height 8ft, Width: Varies per plan
- No windows
- Steel backed, insulated, and painted



Modern Door



## STANDARDS

### Ranch Garage Doors

- Garage door size: Height 8ft, Width: Varies per plan
- No Windows
- Steel Backed, insulated, and painted



Ranch Door

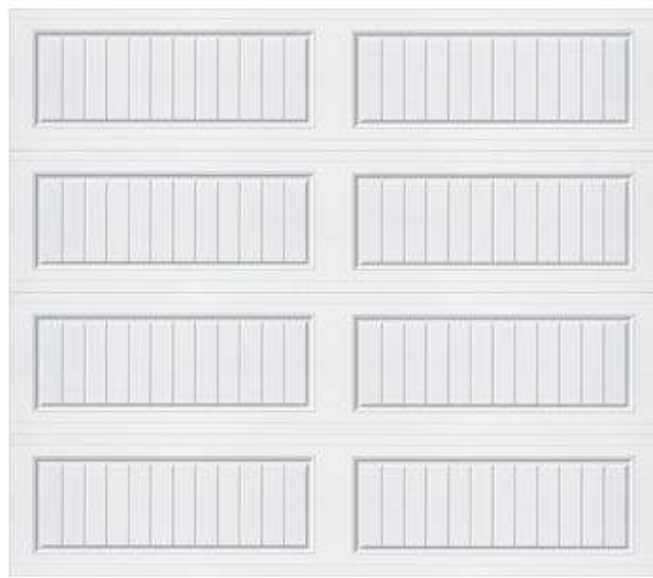




## STANDARDS

### Carriage Garage Doors

- Garage door size: Height 8ft, Width: Varies per plan
- No Windows
- Steel backed, insulated, and painted



Carriage Door



## 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

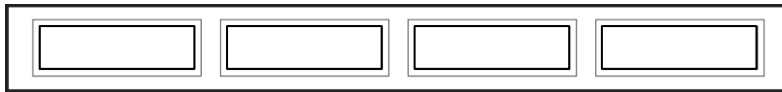
- Safe-T-Beam® Garage Door Safety Sensors: Puts an invisible beam across the door opening. The door stops and reverses to the open position if anything passes through the beam.
- GenieSense™ Monitoring and Diagnostic Technology: Provides safety by continuously monitoring the operation of the garage door 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

### Garage Doors

- Windows: Plain Lite, Stockton, Stockbridge at top of garage door
- Vertical stacked: Satin Etched



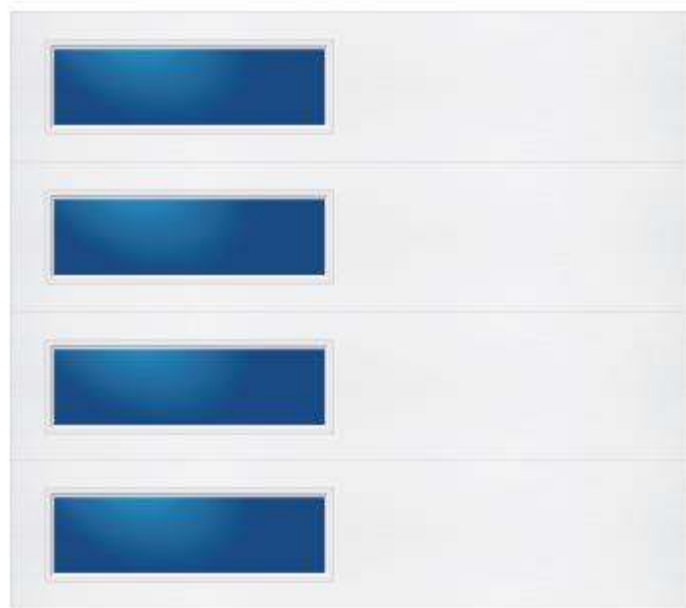
Plain Lite



Stockton

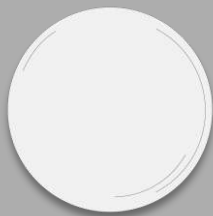


Stockbridge



Modern Doors with Vertical Stacked Stain Etch Windows





## UPGRADES

### Garage Door Opener

- Genie 3120HL
- Belt Drive

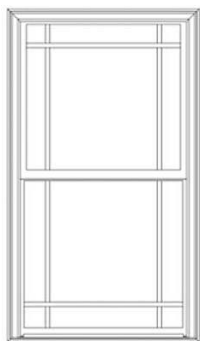




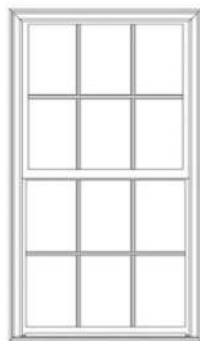
## STANDARDS

### 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*



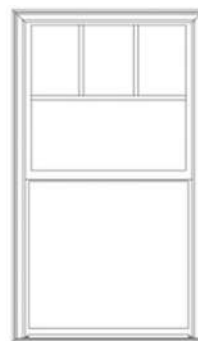
Perimeter



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

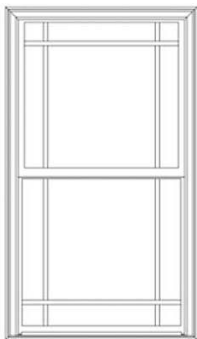




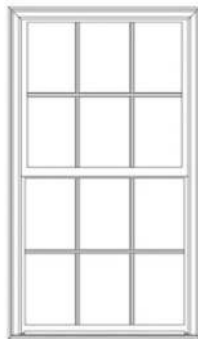
## UPGRADES

### Windows & Sliders

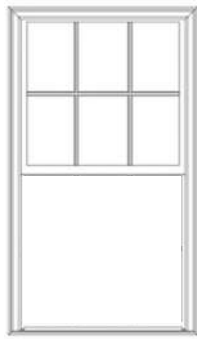
- Add Grids to windows
- Vinyl Color: Black Exterior/White Interior
- Vinyl Color: Black Exterior/Black Interior
- Increase view facing window & slider heights to 6/0 *(when upgrading to 10ft ceilings or +)*
- 12ft Double Slider in Family in place of windows
- 10ft Double Slider in Master in place of 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)



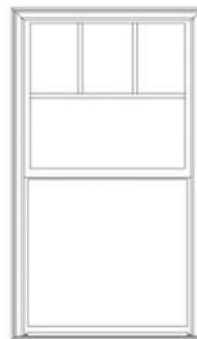
Perimeter



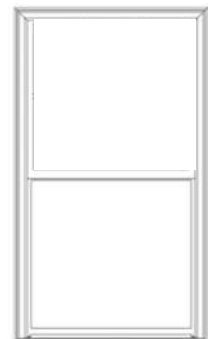
Colonial



Half Colonial



Valance



No Grid



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

#### CLASSIC



2 Panel Arch Plank



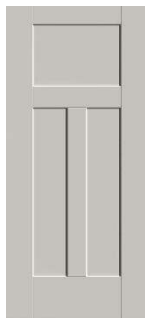
2 Panel Square



2 Panel Arch

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#### CRAFTSMAN



3 Panel Recessed



Single Panel Recessed



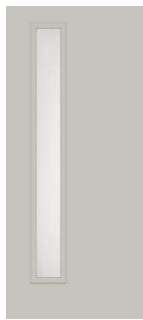
## UPGRADES

### Entry Door Style

#### MODERN



Full Lite Satin Etch



Linea Satin Etch



4 Lite Satin Etch





## UPGRADES

### Garage Man Doors/ Other Exterior Doors

\*(Accessed from Outside Only)

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



2 Panel Square



2 Panel Arch



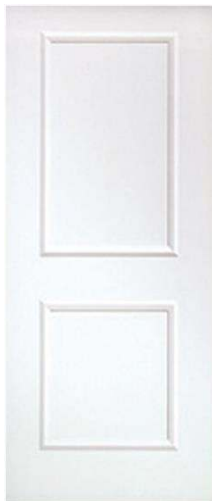
Flat Panel



## STANDARDS

### Interior Doors

- Standard height hollow-core doors
- Styles: Carrara, Caiman, and 5 Panel Raised



Carrara



Caiman



5 Panel Raised



## UPGRADES

### Interior Doors- Style



Conmore



Logan



Madison



Berkley

### PANTRY DOOR OPTIONS

- Full-lite Satin Etched Pantry door
- Full-lite Satin Etched Pantry door with grids



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



Clear Glass 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: Hawthorne
- Entry door hardware finishes: Black or Satin Nickel



Hawthorne



Black



Satin Nickel



## STANDARDS

### Door Hardware

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



Tustin



Black



Satin Nickel



Chrome





## UPGRADES

### Door Hardware

- Entry door hardware: San Clemente
- Interior door hardware styles: Milan or Halifax



San Clemente



Milan



Halifax



Black



Satin Nickel



Chrome



## 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



60"L x 36"W x 15"H

TUYA



36.25" Dia x 18.5"H

INFINITE



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

### Concrete

- All concrete broom finished
- Lead walk from front porch 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

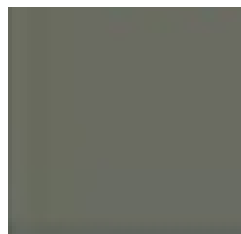
- Colored and sealed stamped concrete
- Stamped powder release colors: Gunpowder or Espresso
- Stamp styles: Plank or Slate



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



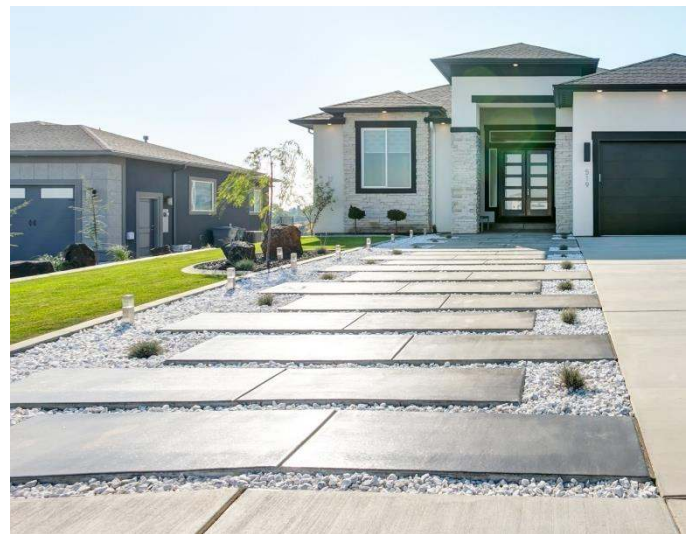
Modern Stacked, Broom Finish, Sealed  
(Not extended)



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



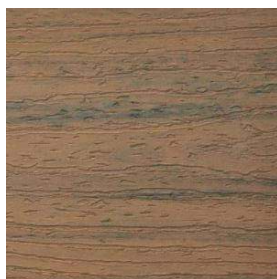
Pebble Grey



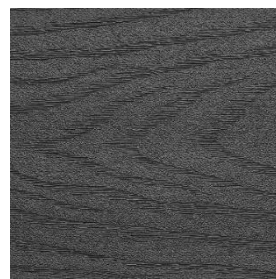
Rocky Harbor



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

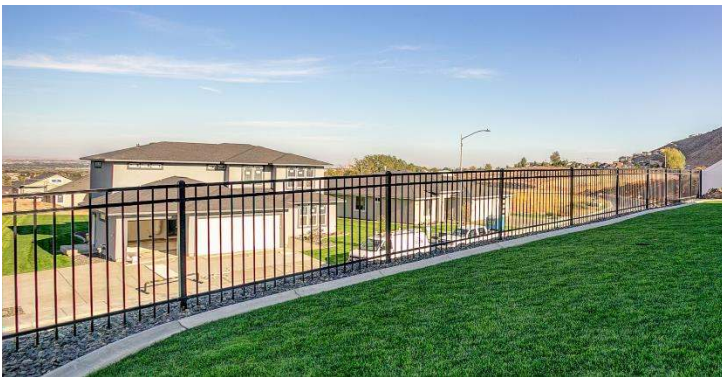
- Curbing: Square Style
- Curbing: Squared-Off Corners
- Add boulders to landscaping
- Full Landscaping
- Metal Fence
- Block Wall Fence



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

### Ceilings

- 9ft ceiling throughout
- Vaults - *per plan*
- 8ft ceilings in bonus room







## UPGRADES

### Ceilings

#### CEILING HEIGHTS

- Tray ceiling
- 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 more information and pricing.*

#### ADD TRAY CEILING

- Master
- Flex
- Theater

*\*See millwork upgrades for Ceiling treatments*

12ft

11ft

10ft



12ft Ceilings



## STANDARDS



Foundation/ Slab Perimeter

## 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



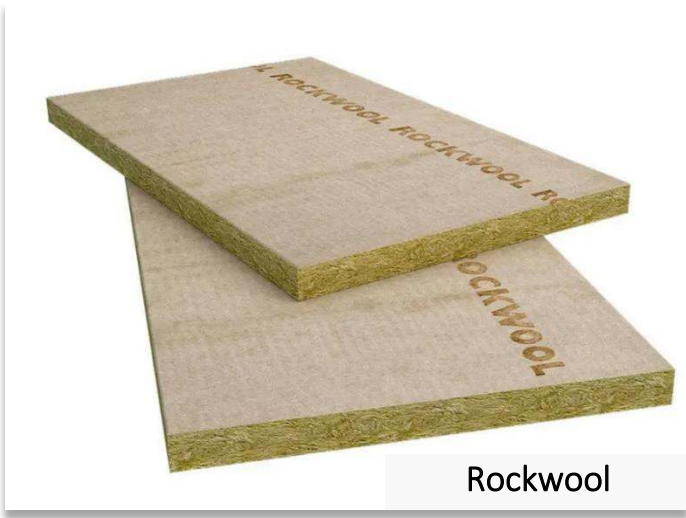
Wall Insulation



## 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



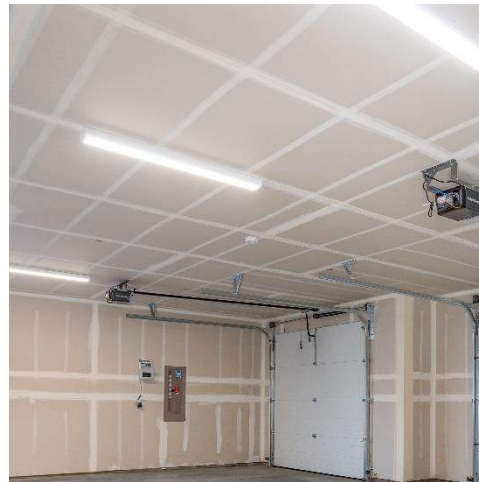
## STANDARDS

### Drywall

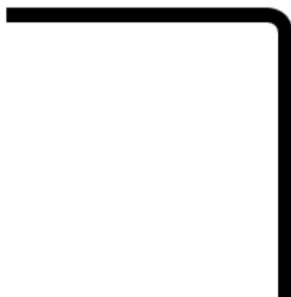
- Wall & Ceiling texture: Orange Peel
- Garage walls and ceiling texture: Fire taped
- Drywall corners: Rounded or Squared



Orange Peel Walls  
Orange Peel Ceilings



Fire Taped Garage Walls  
Fire taped Garage Ceiling



Rounded Corner



Squared Corner

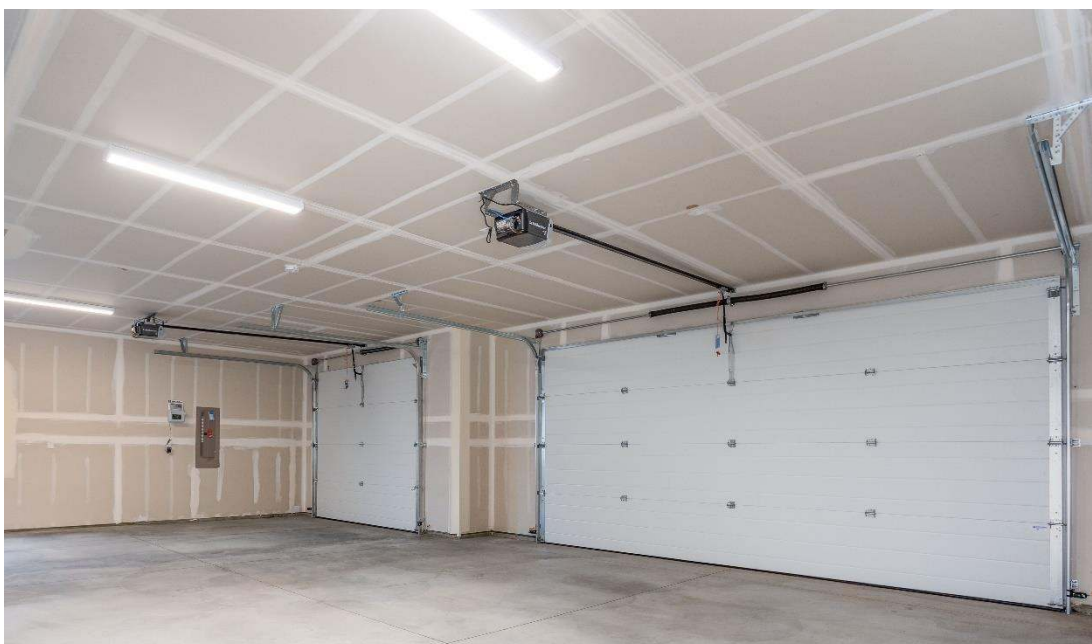




## STANDARDS

### Interior Paint

- Walls & Ceilings: One color
- Trim: Semigloss Enamel: Shade of White
- Garage walls and ceilings: Unfinished





## STANDARDS



### Millwork

- 5 ¼" Baseboard
- 2 ¼" Casing
- Sill and apron windows
- Crown molding in main areas
- Mud room bench - per plan: Multiple style options
- Half Wall with wood painted railing – per plan
- 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





## STANDARDS

### Millwork



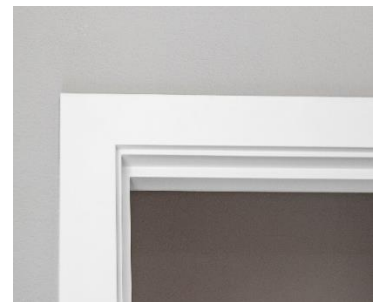
Crown



Base



Sill & Apron



Mitered Corners





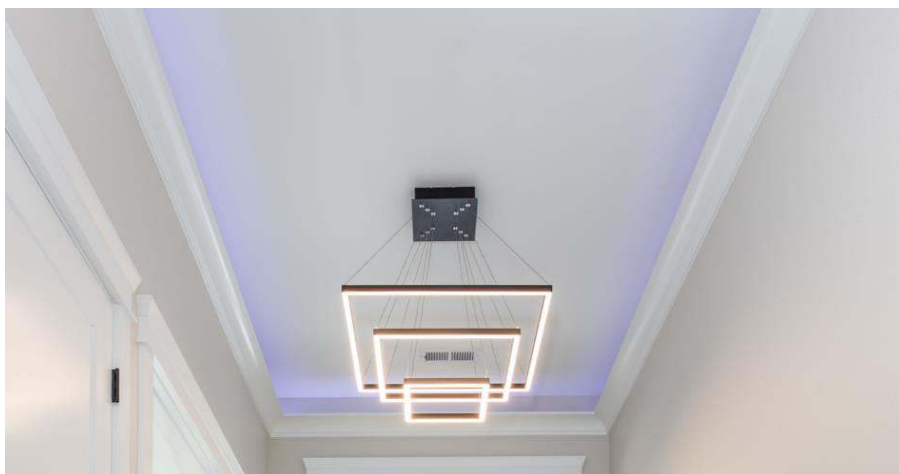
## UPGRADES

### Tray Ceiling

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



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
- Styles: craftsman & Classic
- Hooks: Included



Craftsman



Classic





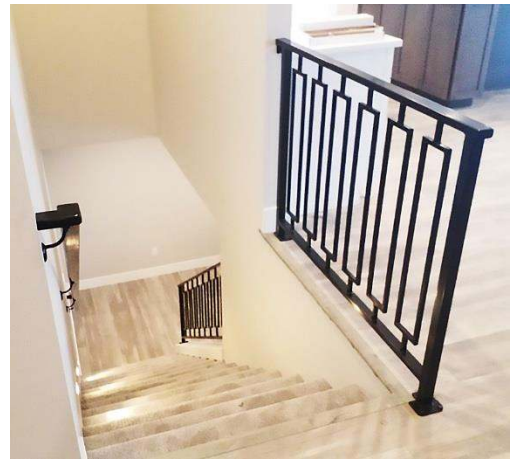
## UPGRADES

### Interior Open Railing

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



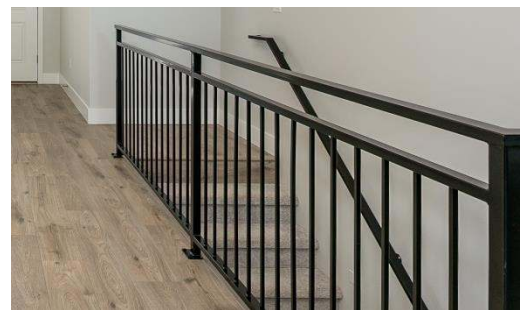
Curved



Rectangular



Horizontal



Vertical



Black



Stainless



## STANDARDS

### Closets

- Painted MDF closet packs. Painted on site
- 5 pack shelves, doubles and single in master closet
- Single shelf and rod in secondary closets
- Metal rods and supports
- Finishes: Black, Satin Nickel, Chrome



Oval Closet Rods





## STANDARDS

### Pantry

- Painted MDF shelves
- Built on site





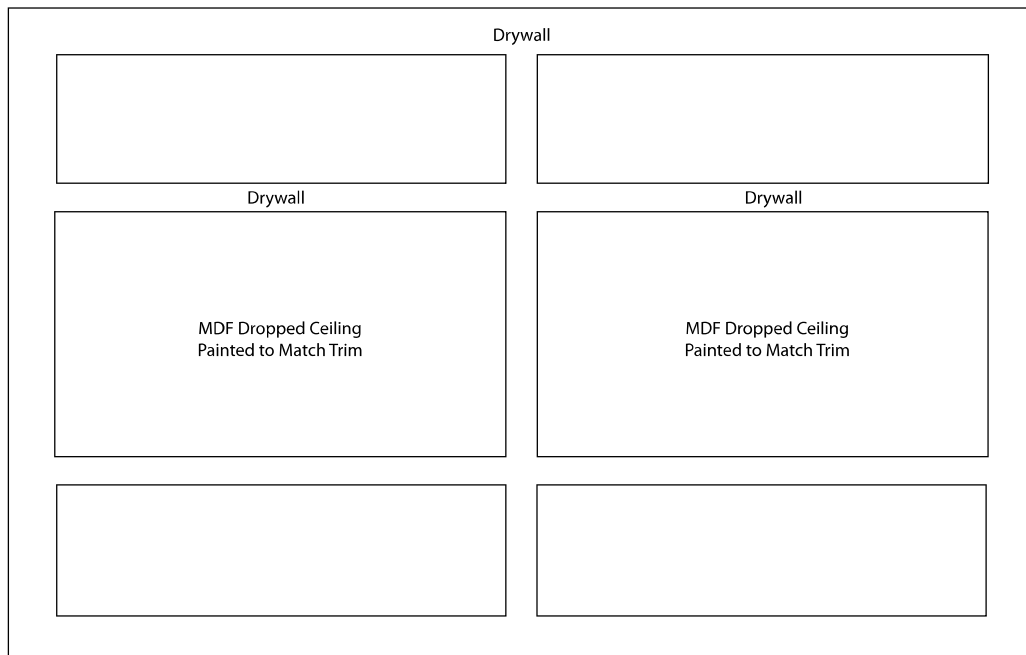


## UPGRADES

### Modern Family Room Ceiling Treatment

- Dropped ceiling with floating MDF and LED rope lights

\*Layout may vary depending on size of tray ceiling



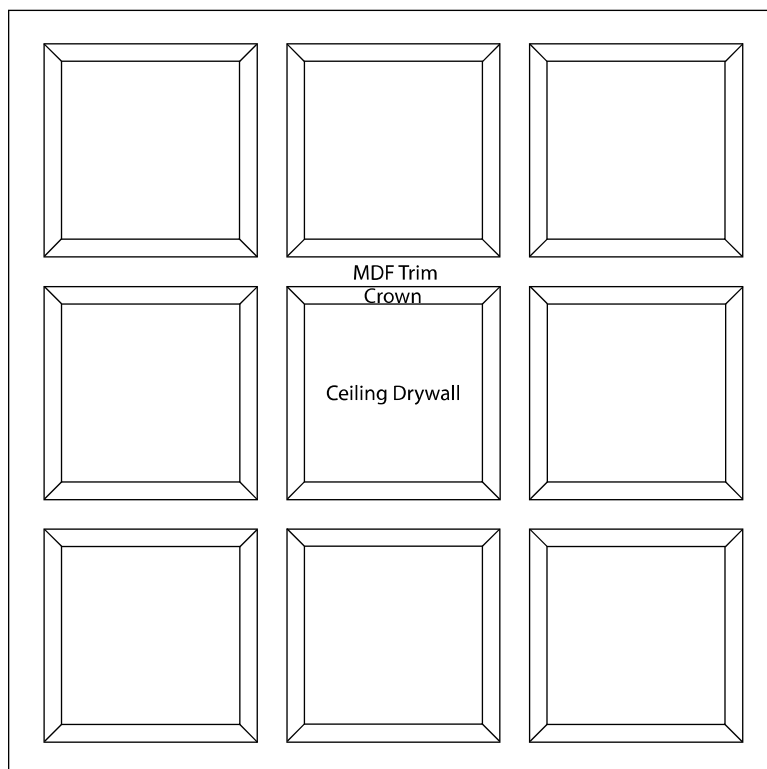


## UPGRADES

### Classic Family Room Ceiling Treatment

- Box beam ceiling with dropped crown and LED rope lights

\*Layout may vary depending on size of tray ceiling



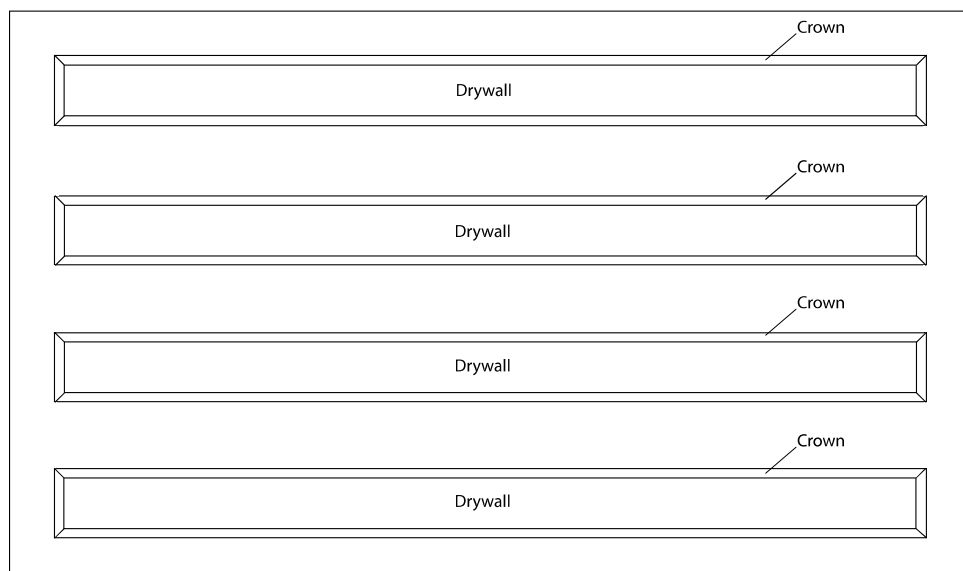


## UPGRADES

### Linear Family Room Ceiling Treatment

- Box beam ceiling with dropped crown and LED rope lights

\*Layout may vary depending on size of tray ceiling

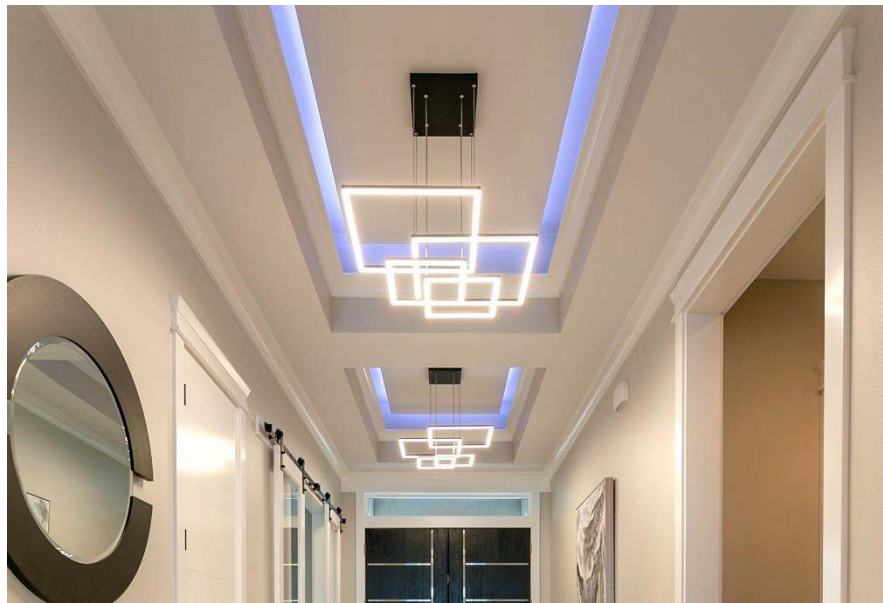




## UPGRADES

### 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





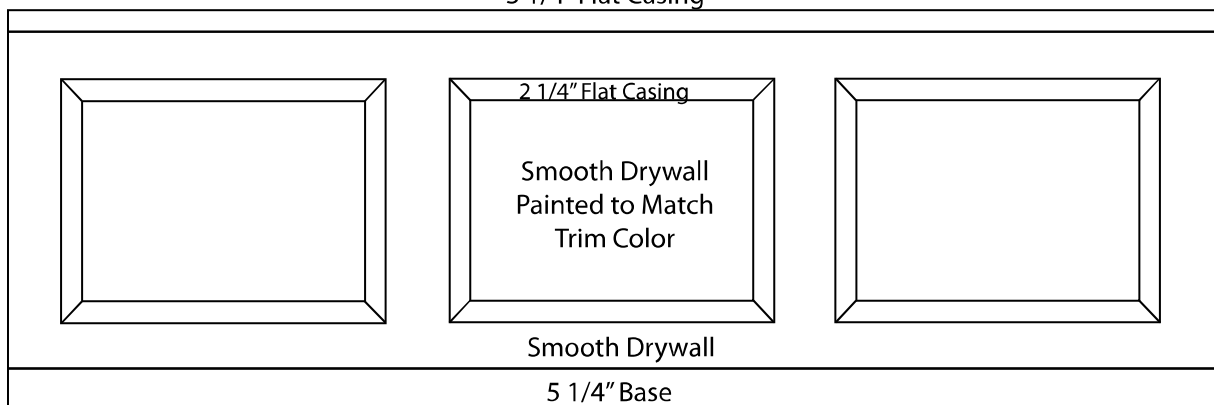
## UPGRADES

### Modern Shadow Box Wainscoting

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



3 1/4" Flat Casing

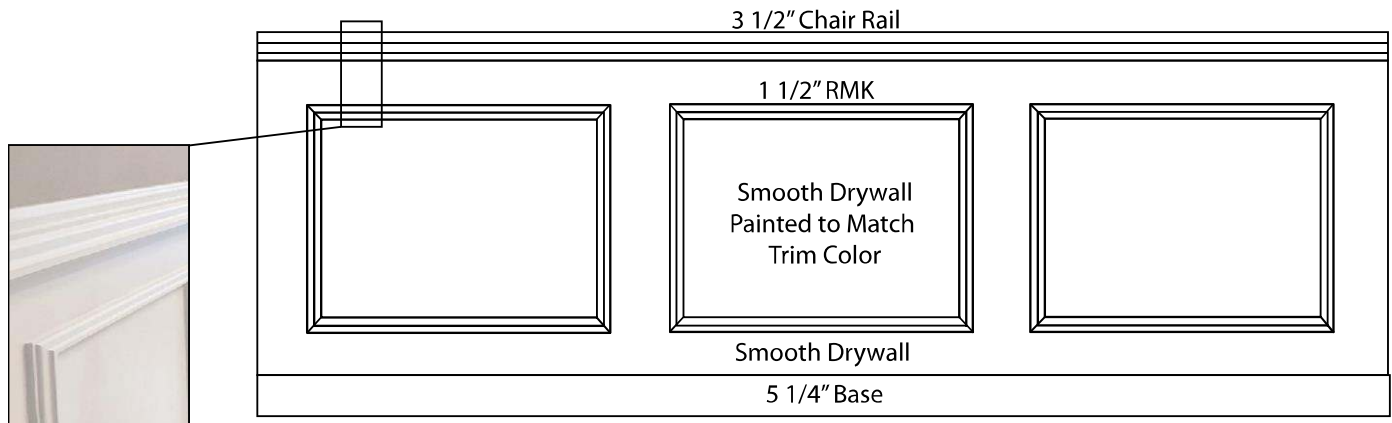
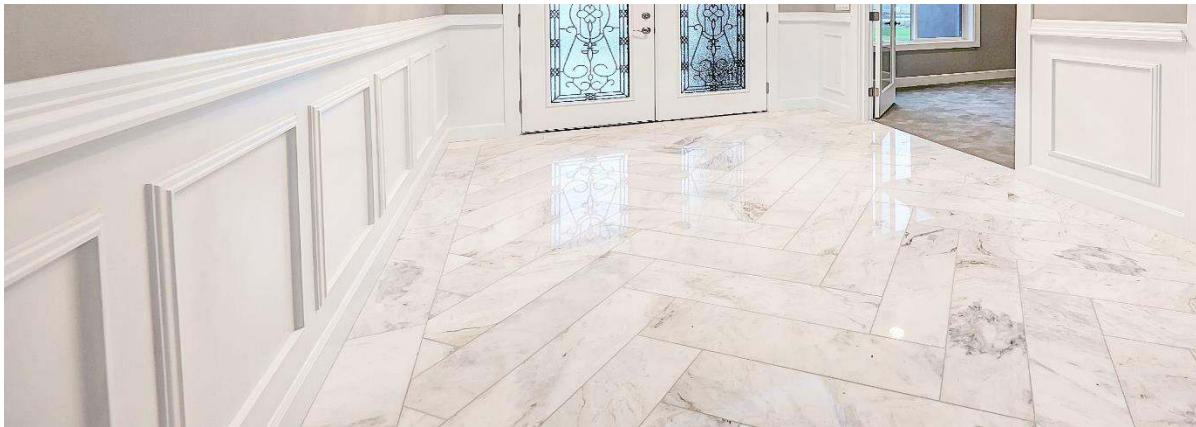




## UPGRADES

### Classic Shadow Box Wainscoting

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





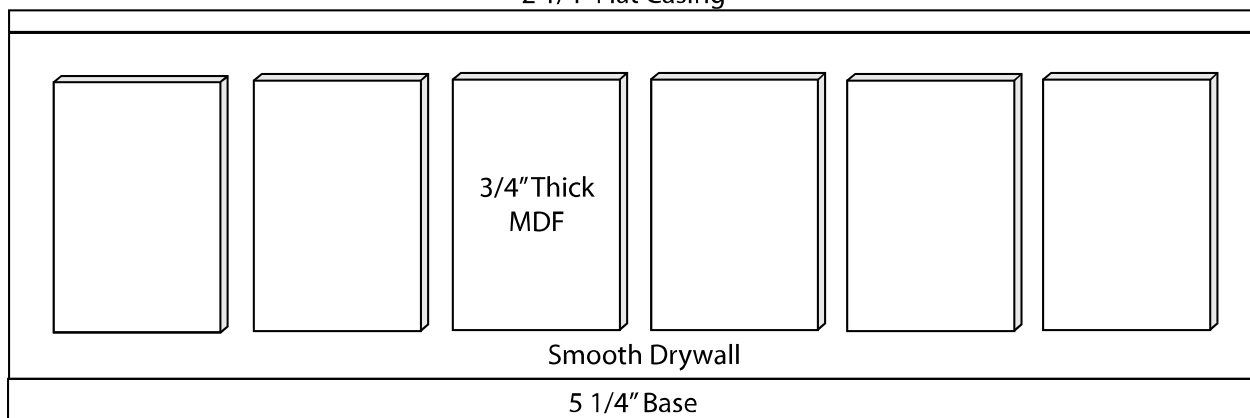
## UPGRADES

### Modern Raised Box Wainscoting

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



2 1/4" Flat Casing

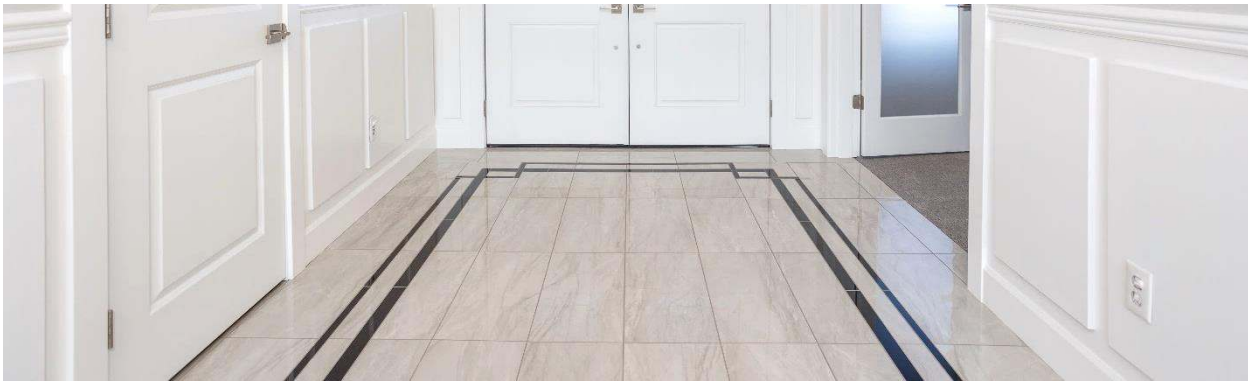




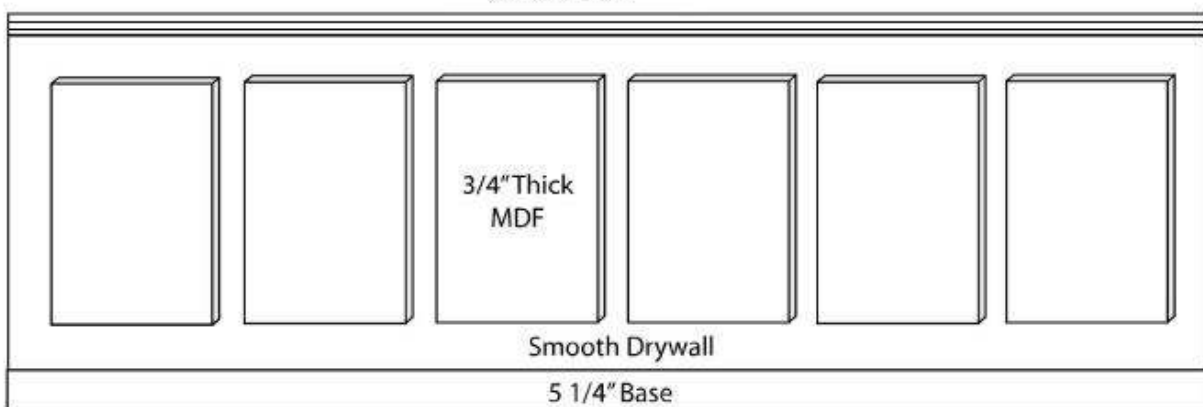
## UPGRADES

### Classic Raised Box Wainscoting

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



Chair Rail



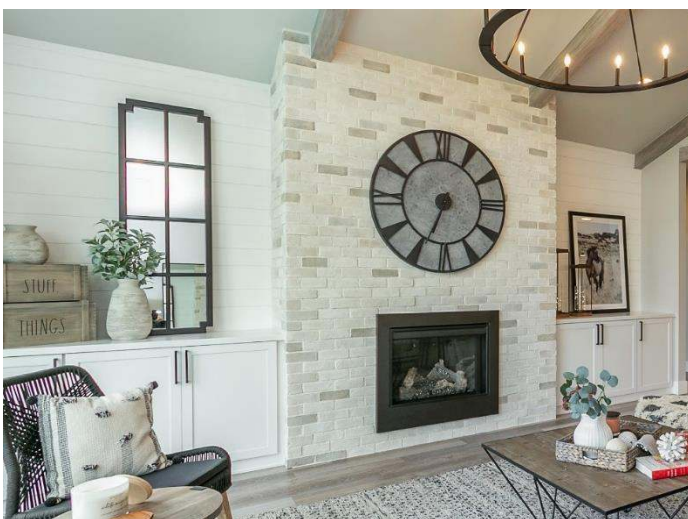
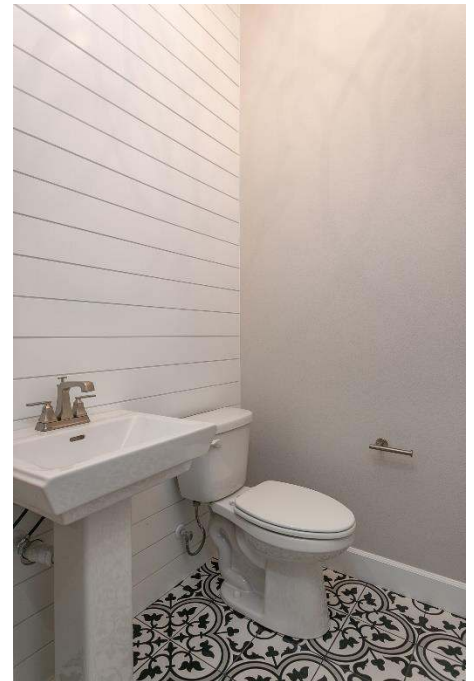




## UPGRADES

### 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.





## STANDARDS

### Hardware

- Bath hardware: 2 styles and 3 finish options
- Oval closet rods: 3 finish options
- Cabinet knobs and pulls: Included
- Mud room bench hooks: Included





## STANDARDS

### Bath Hardware

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



Gatco Latitude II



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 & Mudroom Hardware

- Cabinet knobs and pulls included: 3 finishes
- Coat hooks included



Euro T Bar Pull



Arched Pull



Square Bar Pull



Black



Satin Nickel



Chrome



Square



Curved



## STANDARDS

### Cabinets

- European beech wood
- Recessed cabinet door styles: Shaker, Sonora, or Estate
- Multiple stain options
- Slab drawer front with 2 edge options
- Dovetail drawers
- Full extension concealed drawer glides
- Soft close doors and drawers
- Full overlay solid wood doors



Shaker



Sonora



Estate



## STANDARDS

### Cabinet Door and Drawer Edge

- Cabinet door edge styles: Square or Stepped



Square



Stepped

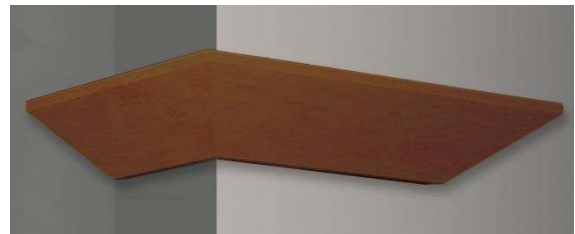




## STANDARDS

### Cabinet Crown

- Cabinet crown styles: Shaker
- Crown on upper cabinets in kitchen



Shaker





## UPGRADES

### Cabinet Bottom Molding

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



Square



Classic



## UPGRADES

### Cabinet Vent Hoods

- Cabinet vent hood styles: Recessed Square or Bell



Square



Bell

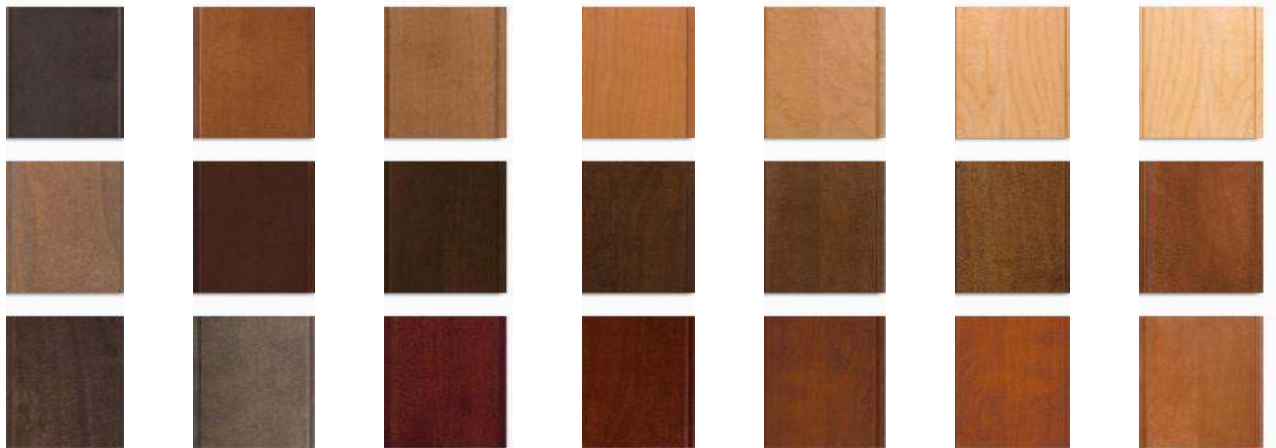
\*Please see Appliances upgrades for stainless steel vent hood options



## STANDARDS

### Cabinet Finishes

- Kitchen perimeter cabinets: Stained
- Kitchen island cabinets: Stained
- Bathroom cabinets: Stained



Stains





## UPGRADES

### Cabinet Finishes



Paints



## STANDARDS

### Kitchen Cabinets

- Kitchen perimeter cabinet finish: Stained
- Kitchen island cabinet finish: Stained
- Cabinet crown styles: Shaker
- 7'x4' island
- Island support styles: Hidden Metal Supports
- 4 drawers at island cabinet
- Cabinet skin at back and sides of island



Hidden Metal Bracket



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



## STANDARDS

### Bathroom Cabinets

- Cabinet finish: Stained



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



## UPGRADES

### Kitchen Island Cabinets

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



Side Panels for Support



Leg D  
Craftsman



Leg E  
Modern



TPL36  
Classic

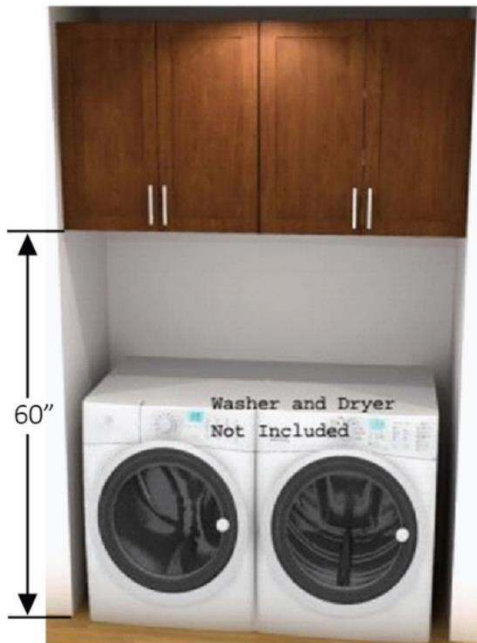




## UPGRADES

### Utility Cabinets

- Add base or upper cabinets
- Cabinet crown styles: Shaker
- Upper cabinets installed over W/D are at 60" from floor to bottom of cabinets



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



## STANDARDS

### Entertainment Centers

- Standard Fireplace
- Tile surround at Fireplace to Mantle





## UPGRADES

### Entertainment Center

#### ADD CABINETS + CAN LIGHTS

- 48" tall side cabinets (varies 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

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

*\* The Mantle will match selected style of trim*



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



## STANDARDS

### Electrical

- 200AMP service for homes under 2600sq ft
- 320AMP service for homes over 2600sq ft
- Rocker switches throughout
- TV/PH/NET in Family room, master bedroom and office
- HDMI Conduit for TV over the Fireplace wall in Family room
- 3 Outdoor weatherproof plugs: Front, back patio @BBQ drop & side of garage near Heat Pump.
- 1 Island plug
- Smoke and carbon monoxide detectors- *per code*
- Stair tread lights- *per plan*
- Low voltage panel in utility room or media closet – *per plan*
- 6" Recessed can lighting- White trim
- LED garage lights
- All lighting fixtures are selected online at [builderslighting.com](http://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 for selected fixtures (i.e., crystals, cable systems, etc.)



LED Garage Lights



6" White Recessed Can Lights



4" LED Wafers in Soffits





## UPGRADES

### 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 & Bulbs: Warm or Cool

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



LED Rope Lighting in Tray Ceiling

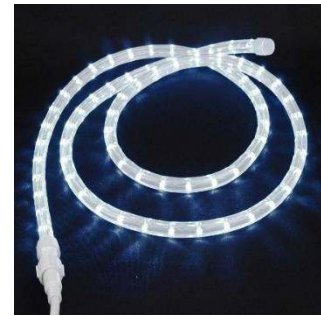


LED Rope Lighting in Dropped Crown

### VISUAL REPRESENTATION OF COLOR TEMPERATURE



Warm White (2700-3000K)



Cool White (3200-4000K)





## STANDARDS

### Plumbing

- Tankless water heater
- 2 exterior hose bibs
- Delta faucets in bathrooms and kitchen: See options
- Undermount kitchen sink
- Drop-in oval bathrooms sinks
- 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 walls with acrylic pan in master shower





## STANDARDS

### Bathroom Plumbing

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



Kayra  
Bathroom Faucet



Kayra  
Roman Tub Faucet



Kayra  
Shower Faucet



Kayra  
Shower/Tub Faucet



Black



Stainless



Chrome



Ashlyn  
Bathroom Faucet



Ashlyn  
Roman Tub Faucet



Ashlyn  
Shower Faucet



Ashlyn  
Shower/Tub Faucet



Black



Stainless



Chrome



## STANDARDS

### Bathroom Plumbing

- Under-mount sinks in bathrooms  
*\*This upgrade requires quartz countertop upgrade*



Rectangle



Oval





## STANDARDS

### Bathroom Plumbing

- Single shower head per shower
- Shower or tub/shower insert in secondary bathrooms -*per plan*
- Tiled walls with acrylic pan in master bathroom



Shower Insert



Tub/Shower Insert



Tiled walls with Acrylic Pan



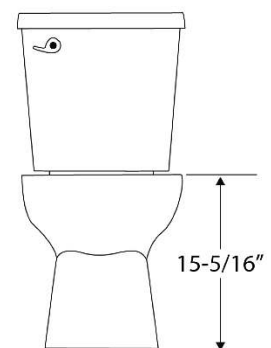
## STANDARDS

### Bathroom Plumbing

- Elongated standard height toilets



Standard Height Toilet





## STANDARDS

### Kitchen Plumbing

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



Coranto



Black



Stainless



Chrome



Garbage Disposal - Badger 1



## STANDARDS

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

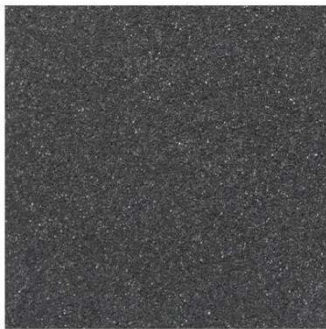
### Kitchen Plumbing



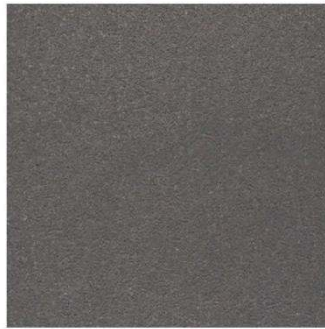
Blanco Diamond 33-1/2"



Blanco Diamond 33"



Anthracite



Cinder



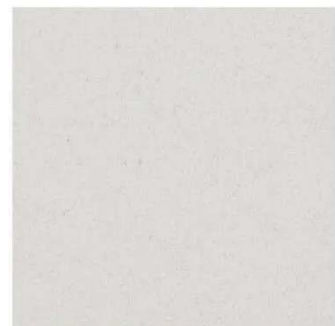
Concrete Gray



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



## UPGRADES

### Kitchen Plumbing

- Delta faucet styles: Trinsic or Essa
- Finishes: Stainless or Chrome



Trinsic



Essa



Black



Stainless



Chrome



## UPGRADES

### Utility Plumbing

- Kohler faucet style: Simplice
- Utility faucet finishes: Black, Satin Nickel, or Chrome
- Drop-in laundry sink (\*Required added base cabinet)



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



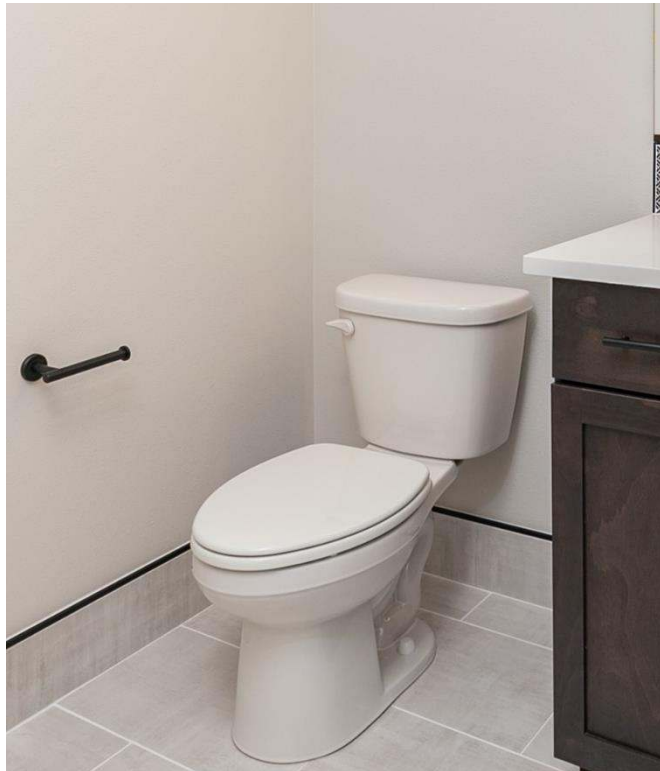
Shower Pan with Tiled Walls



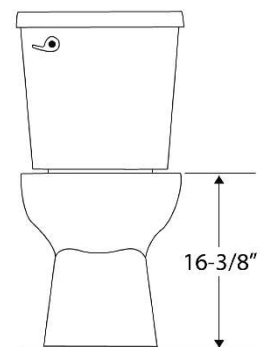
## UPGRADES

### Bathroom Plumbing

- Comfort height elongated toilets



Comfort Height Elongated Toilet





## UPGRADES

### Master Shower Upgrade Options

- Add 2<sup>nd</sup> Shower head
- 12" Rain heads: Round or Square
- H20kinetic In2ition handheld
- Finishes: Black, Stainless, or Chrome



Round Rain Head- 52160



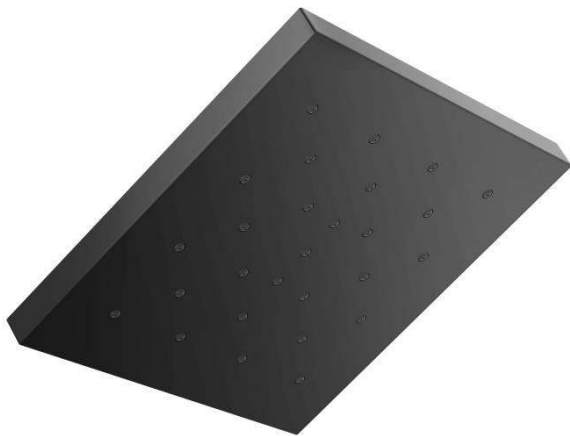
In2ition Handheld

1217746



In2ition Handheld

58472



Square Rain Head - 52161



Black



Stainless



Chrome



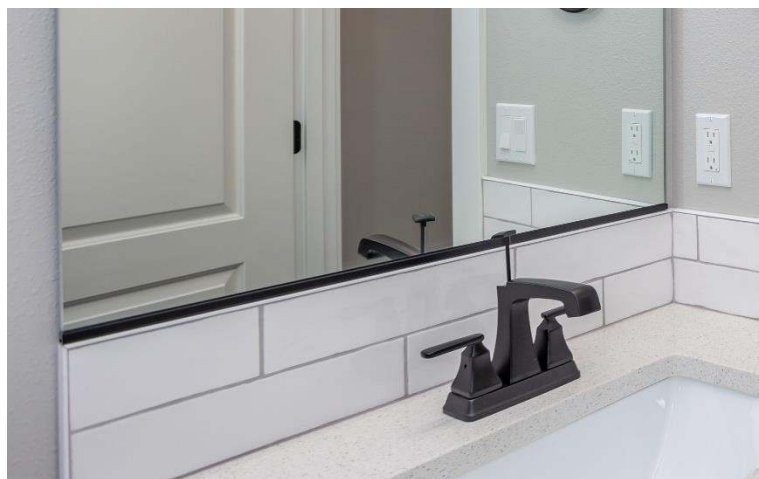
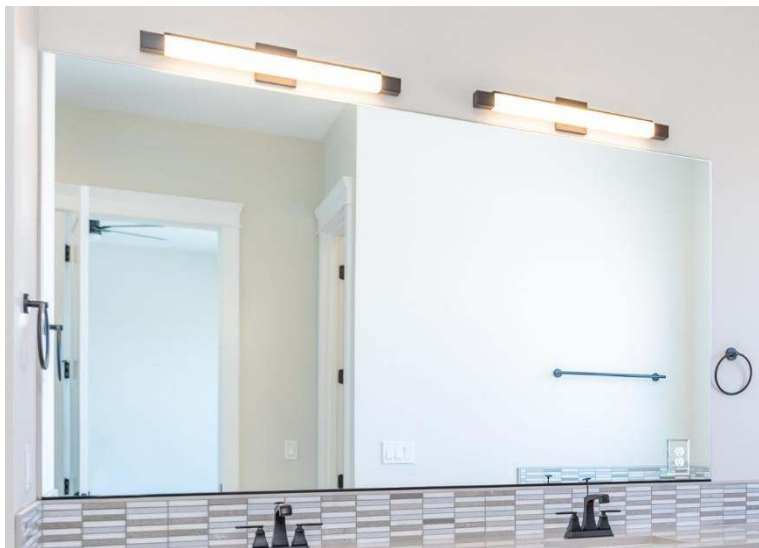




## STANDARDS

### Mirrors

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



Black



Satin Nickel



Chrome



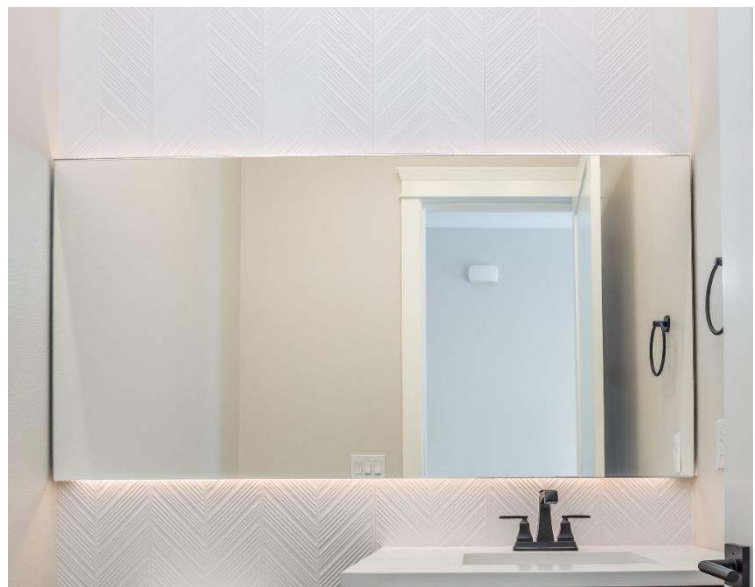
## UPGRADES

### 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

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



Sliding shower glass doors



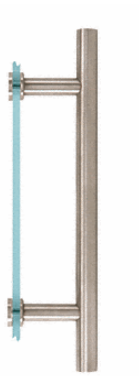
Clear



## UPGRADES

### 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

### Hard Surfaces

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

#### Flooring

- Laminate flooring at entry, kitchen, dining, family room, and hallways
- Tile floors in bathrooms and laundry
- Tile walls (acrylic pan) with 1 shampoo niche 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 microwave vent hood in kitchen
- 6" Deco backsplash at bathroom vanities
- Tile to mantle at fireplace
- Tile flooring and backsplash patterns: Straight or Brick

#### Grout

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

#### Countertops

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

#### Tile Liners/Edges

- Included in Master bathroom & Kitchen Only





## STANDARDS

### Hard Surfaces

#### FLOORING: MAIN AREAS

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







## STANDARDS

### Hard Surfaces

#### KITCHEN HARD SURFACES

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





## 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
- Sanded Grout





## STANDARDS

- Tiled walls with acrylic pan
- 1 Shampoo niche
- Epoxy Grout

### Master Shower Hard Surfaces





## STANDARDS

### Flooring

- Tile or metal liners (Schluter) for tile edges  
Included in Master Bath & Kitchen

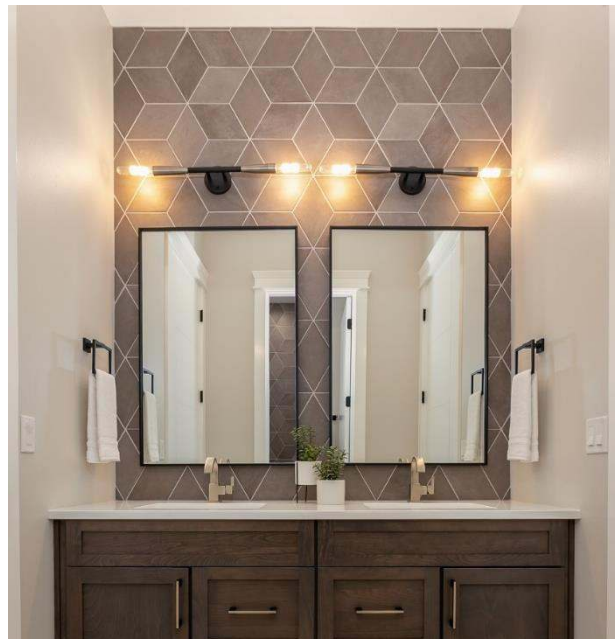
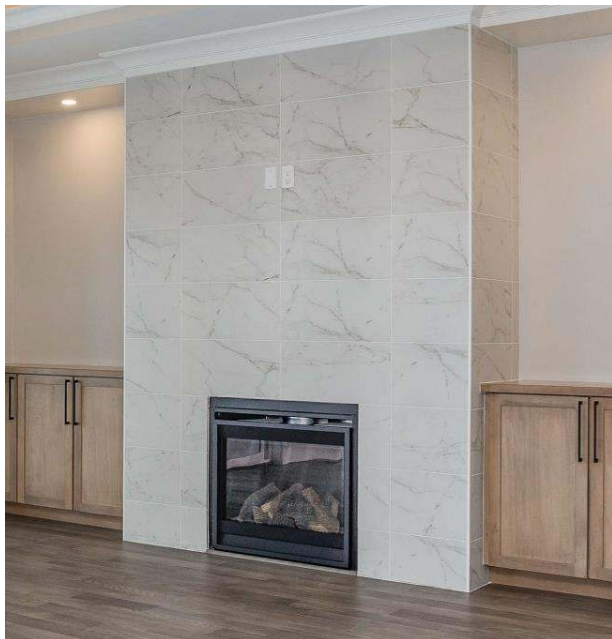
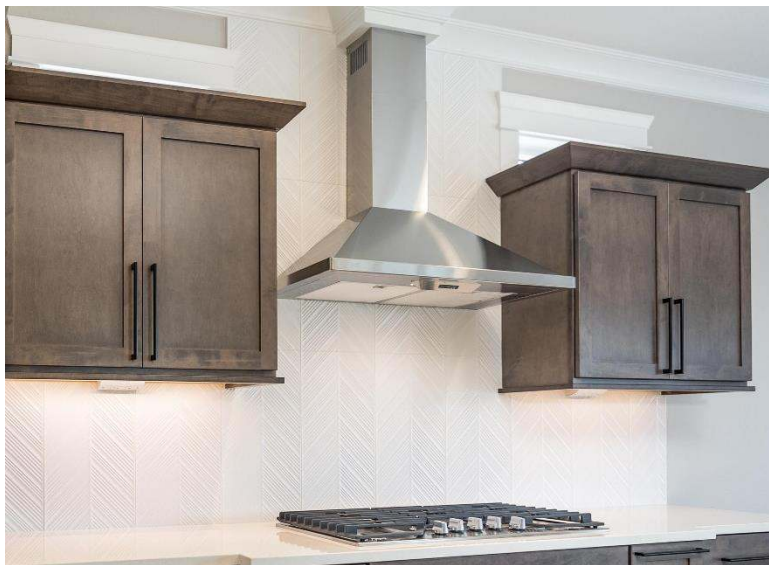




## UPGRADES

### Flooring

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



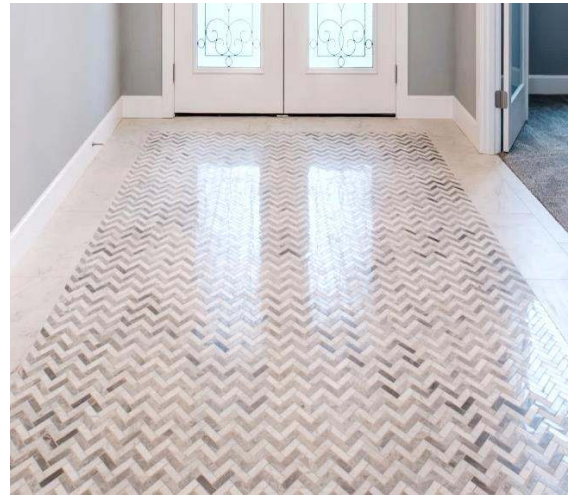
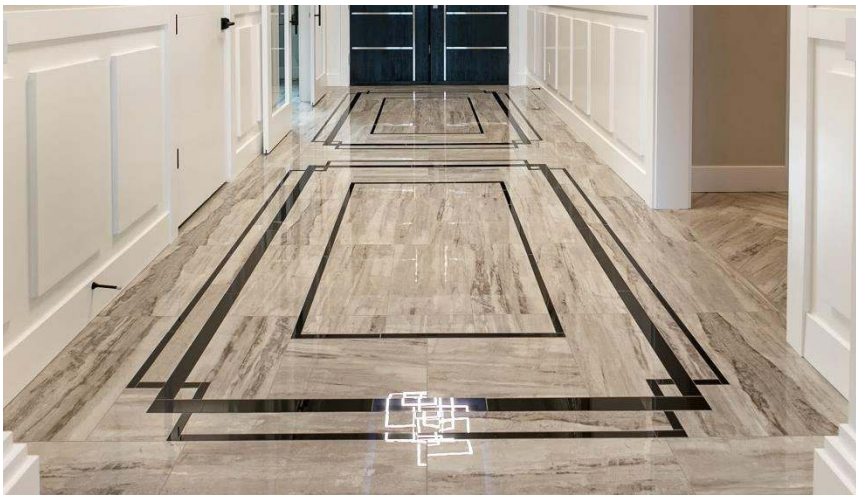
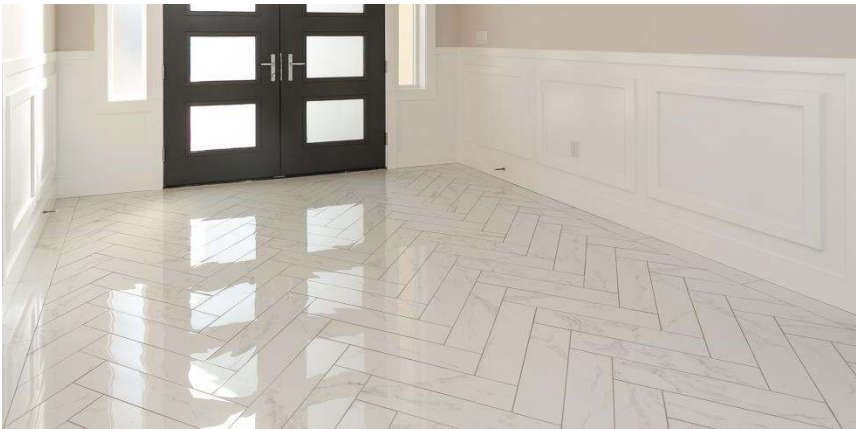




## UPGRADES

### Flooring

- Tile in entry foyer with patterns



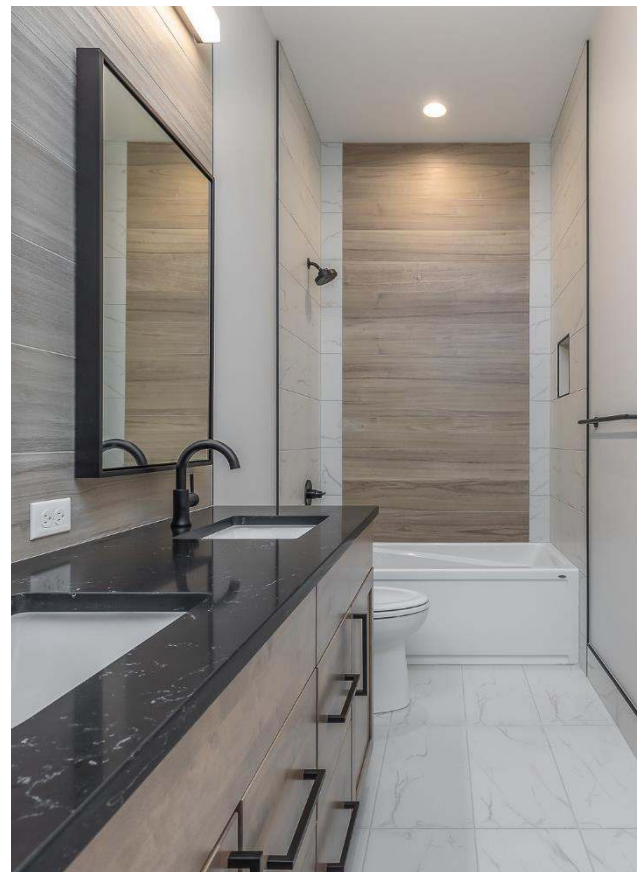
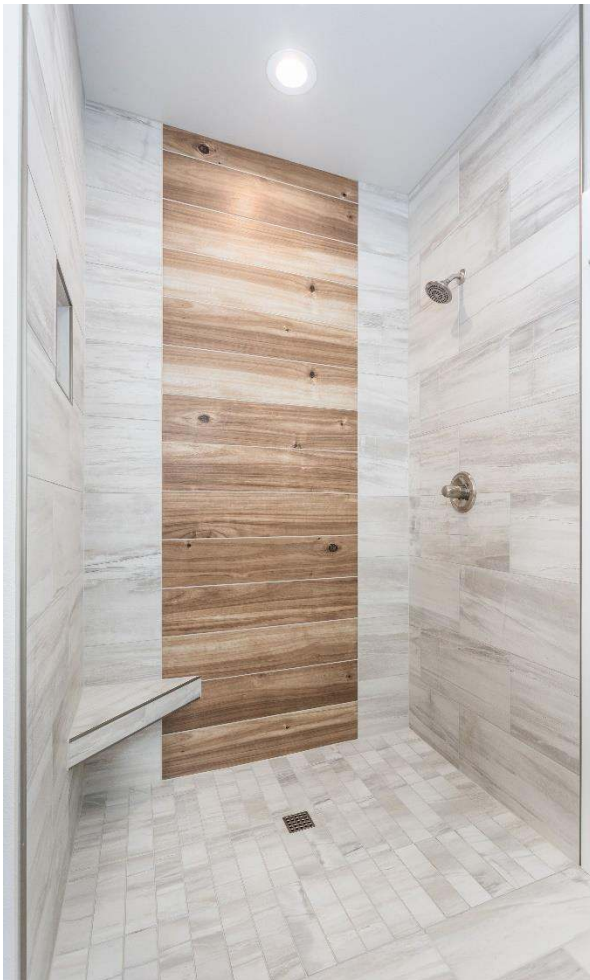


## UPGRADES

### Flooring

- Additional shower niche in master shower
- Corner bench in master shower
- Tiled floors in master shower
- Skirted tub with tiled walls
- Quartz in bathrooms
- Quartz in kitchens
- Upgrade patterns

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





## STANDARDS

### Appliances

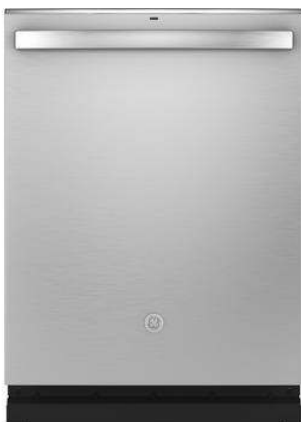
- Free-standing Gas or Electric Range
- Hidden-Control Dishwasher
- Microwave-Vent hood combination



GE 30" Freestanding Gas Range  
JGBS66REKSS



GE 30" Freestanding Electric Range  
JB645RKSS



GE Hidden-Control Dishwasher  
GDT645SYNFS



GE Microwave-Hood Combination  
JVM6175SKSS



## UPGRADES

### Appliances

- Slide-in Front-Control Gas or Electric Range



GE Front-Control Electric Range  
JS760SPSS



GE Front-Control Gas Range  
JGS760SPSS





## UPGRADES

### 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



## UPGRADES

### 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



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



BEST SS Hood  
WTT32I342SB



Sharp Microwave Drawer  
SMD2489ES



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.

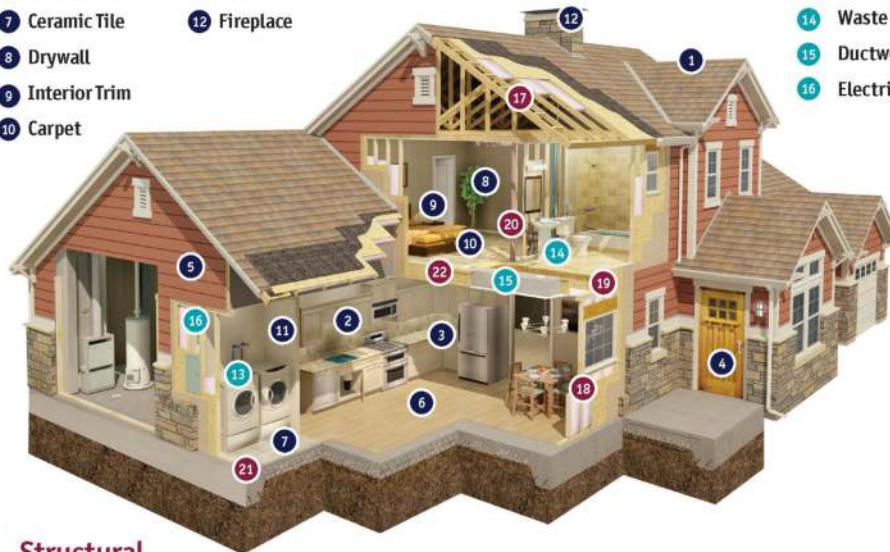
- |                   |                  |              |
|-------------------|------------------|--------------|
| 1 Roof Covering   | 6 Hardwood Floor | 11 Paint     |
| 2 Cabinets        | 7 Ceramic Tile   | 12 Fireplace |
| 3 Countertops     | 8 Drywall        |              |
| 4 Door Panels     | 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](http://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!