



Your Style. Your Home. Your Community.

Construction Standards and Specifications

Option Upgrade

09/29/2017

GOLD PACKAGE

Buyer: _____

Model: _____

Addresses: _____

Legal: _____

EXCAVATION AND FOUNDATION

Standard

- 8' Unfinished Basement
- Perimeter drain and pit installed. (no pump supplied)
- 1 Egress window with metal window well

Option

- Finished Basement _____ Total Sq. ft. \$40 per sq ft.
- 3rd Stall Garage \$10,000
- Finished bathroom in bsmt (standard w/1 sink) \$4,800
- Additional egress window w/window well \$1,500 each
- Above Grade \$650

CONCRETE

Standard

- 3500 PSI Concrete, garage floors, driveways, sidewalks
- Entry sidewalk from driveway to porch per plan
- 8x10 concrete patio or 8x10 redwood deck on a 2 Story home depending on lot & elevation
- Covered patio for the Cortez

Option

Additional Flatwork Per Sq. Ft. _____ Total Sq. ft. \$ 10.00 per sq ft.

FRAMING

Standard

- Standard and/or better wall studs along with, #2 construction grade lumber is used on the entire framing structure
- Flooring System: 3/4" tongue-and-groove oriented strand board glued and nailed over TJI floor joists on 16" centers
- Exterior Walls: 2x6's on 16" centers with 7/16" oriented strand board exterior sheathing.
- Interior Walls: 2x4's on 16" centers.
- Roof System: Engineered self-supporting trusses on 24" centers covered with 7/16" oriented strand board.

- All living areas other than basements built on wooden sub-floors
- House wrap (Tyvek or comparable)
- Gutter with tip-outs
- Architectural High Wind Rate Shingles
- Wood siding in various sizes
- The Wildhorse & The Villas– 9’ Ceilings on the Main Level and 8’ Ceilings on the 2nd Level
- The Cortez II, The Lakota & The Navajo -9’ Ceilings (Cottage Craftsman)
- The Cortez I & III– 10’ Ceilings (Contemporary & Western Slope)
- Cortez– Standard Covered Patio

Option

- Coffered Ceilings _____ location \$1,500.00 each _____
- Open Bannister \$2,000.00 Cortez _____ \$2,500.00 Villa _____
- Composite Decking _____ Total Sq. Ft. \$38.00 per sq. ft.
- Redwood Decking _____ Total Sq. Ft. \$30.00 per sq. ft.
- 9’ Ceiling Option _____ Basement Level Per Plan _____
- Vaulted Ceilings-Per Plan _____
- Dormer for Lakota \$2,000.00 _____

EXTERIOR FINISH

- Metal/Rock/Shutters per exterior elevations Villa I & II to have stone on front column, 4 ft. high. Cortez III to have 2 columns of stone approx. 9 ft tall. Cimarron to ft of stone of sides of garage door.
- Wood siding in various sizes per elevation

ROOFING

- 30 yr Owens Corning Highlander Shingles, Color : Driftwood

WINDOWS

- Pella, energy efficient half-jamb vinyl windows in : Sliders, casement, and fixed or single hung per plan. All operable windows to have screens.
- Windows Standard is Off Almond.

EXTERIOR DOORS

- Entry Door: 2 Panels S601 with 3 options for glass
- Overhead Garage Door:
- Patio Door: per plan

Option

- 8ft Exterior Front Door \$900.00 _____

INSULATION

- Exterior Walls: R-19 batts. F
- Ceilings: R-49 blown.
- Blown Cellulose in attic
- Wrapped Basement Walls or 2 inch foam insulation around exterior of foundation

DRYWALL

- 5/8" gypsum board on ceilings with 24" spacing, other ceilings and walls 1/2" gypsum.
- 1/2" Water resistant board around showers and tubs
- Knockdown texture throughout entire home (primed prior to texture)
- Bullnose corners
- Primer before texture

PAINT

- 3-4 exterior colors per plan, selected at Design Center
- Exterior: Weather resistant satin latex paint.
- Two Tone Interior Paint. Interior walls & ceiling kilm beige, Anew Grey & Accessible Beige interior trim classic white semi-gloss. Handrails, caps on half-wall: Painted the same as the Trim Color.

INTERIOR TRIM

- Interior Trim: 1x6 baseboard, 1x4 Casing around door
- Interior Doors: Painted, 3 Styles to choose from Solid Core Doors excluding closets
- Garage to Interior Door: Painted /Fire Rated
- Stair System: Bullnose pb treads, glued and nailed.

Option

- 8ft Interior Doors in all models, excluding closet doors \$2,000.00
- 2 different interior paint colors \$1.00 a sq. ft. _____ total sq. ft

CABINETS

- Koch Brand cabinets, Rustic Birch or Oak
(9 colors, 4 door styles) PCS Brand Cabinets Maple \$500.00
(Frameless 6 colors, 2 door styles Shaker/Metro) Excluding Maple Natural Finish
- 42' upper cabinets in kitchen
- Crown molding in kitchen only.
- All Cabinet selections are based on a per plan allowance.

- Shaker, Flat Panel and Raised Panel Styles
- No laundry room cabinet

Option

- Java/ Stone Stain \$1000.00
- Landry Room Bench-Countertop - Cortez Model \$650.00
- Laundry Room Sink \$1000.00
- Soft Close Drawers Per Plan
- Back Saver Raised Vanity Location _____ \$ 300.00
- Kitchen Cabinet Option-Cortez \$1378
- Kitchen Cabinet Bar Fridge (includes mini fridge) Option-Cortez \$1370

COUNTERTOPS

- Homeowners are to select a Granite Surface Countertop for the Kitchen from a pre-chosen set of Solid Surface Samples. All other countertops to be a premium , 17 colors to choose from laminate with a 4” post form, bathrooms also to be chosen by the Homeowners.
- All Countertop selections are based on a per plan allowance.

Option

- Silestone, 11 colors to choose from, all models Per Plan
- Granite-Bathrooms in Master Bath \$1,500
- Granite-Bathrooms in Secondary Bath or Wildhorse baths a piece \$800

CERAMIC WALL TILE

- Kitchen: Full tile backsplash, not above the hood
- Bathrooms: Master Bath-Tile, walk-in with fiberglass pan or tub tiled to ceiling with 6” liner

Option

- Full wall of tile above the hood \$600.00

FLOOR COVERINGS/ HARD SURFACES

- Kitchen, dining entry: 5’ wide engineered & hand scraped hickory in 4 stain choices
- The Villa– 5’ wide engineered & hand scraped hickory in 4 stain choices on the Main Floor
- Carpet in bedrooms, living room, hallways and stairs
- Bathrooms: Ceramic Tile, chose by homeowner
- Laundry: Ceramic Tile, chosen by homeowner
- All carpet and hard surfaces based on a per plan allowance.

- Solid wood floor in 1/2 baths.
- Stairs in Cortex Carpeted

Option

- Additional Hardwood in Great room– Wildhorse \$1,500.00
- Additional Hardwood in Great room– Lakota & Navajo \$2,500.00
- Additional Hardwood in Great room– Cortex \$3,500.00

APPLIANCES

Standard

Built in oven with electric cook top unit (2 pieces), built in microwave, dishwasher and electric range.

- The Cortex, Villa, Wildhorse & Navajo Models all come with a hood
- No hood in island with the range for The Lakota

Option

- Stainless Steel Package \$1,000.00 \$ _____
- Stainless Steel Side by Side Refrigerator \$1,500.00 \$ _____
- Black Side by Side Refrigerator \$1,200.00 \$ _____
- Gas Cook top \$1,530.00 \$ _____

PLUMBING

Standard

Chrome Faucets

PEX brand flexible line water supply piping

Fixtures:

- Kitchen Sink: Stainless Steel Undermount 50/50 split
- Bath: Porcelain white sink
- Toilets: Standard round toilets
- Secondary Bath Tub: Full Tub/ Shower insert

Chrome Faucets:

- Kitchen: Single-lever with pullout sprayer
- Bath Lavatory: Single lever faucets
- Tub/Shower: Single-lever with scald protector
- Insikerator 1/3 HP disposal
- Plumbing for icemaker
- 40 gallon hot water heater except The Wildhorse is a 40 gallon electric water heater
- Two frost-proof exterior faucets

Option

• Jetted Tub	\$1,500.00
• Double Shower Head in Master Bath	\$ 550.00
• Brushed Nickel Faucets	\$1,000.00
• Oil Rubbed Bronze Faucets	\$1,000.00
• Additional Gas Line	\$ 450.00
• On demand hot water heater	\$ 2,300.00
• Shower with tiled walls	\$1,500.00
• Glass Shower Door-sliding glass door	\$1,500.00
• Heavy Glass Shower Door	\$2,200.00

HEATING

- Natural gas, forced air, high efficiency furnace with electronic ignition
- Programmable Thermostat
- 90% efficiency
- Central Air

Option

• Tiled Front Fireplace	\$4,500.00
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ELECTRICAL

Standard

- TV outlets (family room and all bedrooms).
- Category 5 phone wiring (does not include Category 5 outlets).
- Weatherproof outlets on front and rear of house
- 150 AMP service per plan.
- Ventilation fans in all bathrooms per code requirements.
- Smoke detectors per code.

Pre-chosen lighting packages

- All outlets are laid out per code.
- Recessed can lights in kitchen and hallways per plan.
- Exterior front door light.

Option

• Recessed can Ea.	\$ 100.00	\$ _____
• Exterior Carriage Lights Ea.	\$ 150.00	\$ _____
• Ceiling Fan Prewire Ea.	\$ 150.00	\$ _____

- Each additional outlet \$ 75.00 \$ _____
- Dedicated Outlet (ie. For Freezer) \$ 250.00 \$ _____

HARDWARE

- Brushed nickel or oil rubbed bronze
- Dead bolt locks on all exterior swing doors
- Interior door hardware and hinges
- Plate Glass Mirrors
- Toilet Paper Holder, 1 towel ring per ring per bathroom, 2 hooks

LIGHTING

- Brushed Nickel or Oil Rubbed Bronze Lighting Fixtures
- Dining Room-Hanging Light
- Bedrooms
- Vanity
- Pendant lights over bars
- Exterior Lights

OPTION

- Oil-rubbed package, includes lighting, door hardware, fixtures
faucets \$1,800.00

FENCING

OPTION

- Lineal Ft. _____ Lineal. ft. Per Bid

LANDSCAPE

Standard

- Front and back yard landscaping: Sod, rock, sprinkler system,

GARAGE

Standard Insulated Door

- Insulated overhead garage door, steel, 16'x8' without glass
- Man Door
- Garage Door Opener

Options

- Full finished Garage

- Insulated, textured and painted per plan \$ _____
- Hardware \$250.00

Miscellaneous

- Bedroom instead of a Family Room in Navajo \$5,000.00
- Slider Door with a 8x10 concrete pad in Family Room in Navajo \$2,000 .00
- Skip Trowel Texture \$2,500.00
- Regular Door to Slider Door \$1,000.00
- Finished Living Space in Basement _____ Sq. ft. \$40.00 per sq.
ft
- Navajo Side Light \$500.00
- Direct vent fireplace w/tile accent \$4,000.00

TOTAL OPTIONS PICKED

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Options: \$ _____

Total Deposit: \$ _____

Total due at closing: \$ _____

Exception: Additional costs apply when options are selected after scheduled work is complete.

*** All upgrades listed on this sheet require a 50% Deposit upon approval and are non-refundable.

Clients Signature: _____ Date: _____

Clients Signature: _____ Date: _____

Builder Signature: _____ Date: _____