



RECOMMENDED SPECIFICATIONS

In an effort to assist our customers with design and budgetary goals, we offer these product and material groupings as a guideline, but we impose no restrictions on design, style or features in any of our homes. All groupings may be modified to suit the needs and taste of each Buyer. These groupings represent three general price levels, using the same, basic construction methods but varying in difficulty of design and level of finishes or equipment. The final price of each home includes all architectural and engineering fees, permits; all material required for completion of construction, landscaping and builder's fees, and; is subject to specific allowances, as are jointly determined by customer and builder.

	Benchmark <i>Affordable Custom Homes</i> <u>Recommended Standard Items</u>	<i>Signature Customs</i> <u>Most Requested Custom Features</u> <u>Recommended Standard Items</u>	Pinnacle Design <i>Luxury Finishes/Exceptional Construction</i> <u>Recommended Standard Items</u>
DESIGN EXCELLENCE:			
Licensed Architectural Design	X	X	X
Professional Interior Design	X	X	X
Structural Engineering	X	X	X
Sanitary Sewer Engineering	X	X	X
Geotechnical/Soils Engineering	X	X	X
SUPERIOR CONSTRUCTION:			
3000 PSI Engineered Slab	X	X	X
Slab Pre-treated For Termites	X	X	X
Anchored, Treated Base Plate	X	X	X
Wall Studs Min. 16" O.C.	X	X	X
Engineered Floor Truss (2 story)	X	X	X
1 1/8" T&G Sub-floor (2 story)	X	X	X
1"x6" Fiber Cement Fascia	Optional	Optional	Optional
Primed SPF 2"x8"/2"x10" Fascia	Optional	X	X
Perforated Fiber Cement Soffit	X	X	X
Fiber Cement Porch Soffit	X	X	Optional
Fiber Cement Exterior Trim	X	Optional	Optional
Fir or Cedar 1"x6" Lap Soffit with	Optional	Optional	Optional
**Energy Saver Construction	X	Optional	Optional
**Energy Master I Construction	Optional	X	Optional
**Energy Master II Construction	Optional	Optional	X
Roof:			
Hand Cut Roof Frame	X	X	X
30-year Composition	X	X	Optional
MONIER® or HANSON® Tile	Optional	Optional	X
Metal Roof	Optional	Optional	Optional
LOW MAINTENANCE EXTERIORS:			
Average Exterior Wall Height	8' – 9'	9' – 10'	10'
Maximum Ceiling Height	11'	12'	14'
Horizontal Fiber Cement Siding	X	Optional	Optional
Stone, Brick or Stucco Veneer	75%	100%	100%
Exterior Latex Paint	Two Color	Two Colors	Three Colors
Exterior Stained Wood	Entry Door	Optional	Optional
5" Seamless Gutters	X	X	X
Gutter Collection System	Optional	Optional	X
Soils, Grading, Plants & Grass	Optional	X	X
Irrigation System	Optional	X	X

Benchmark

Recommended Standard Items

GARAGE DOOR OPTIONS:

Insulated Steel Panel
 Insulated Steel Carriage
 Raised Wood Panel
 Planked Wood Carriage
 Lift Master® Screw Drive Openers

DESIGNER INTERIORS:

Textured Walls - 6 Std. Finishes
 Round Corners - Sheetrock Walls
 Finished Garage Interiors
 Custom Built Cabinets:

Stained
 Wood Type

Countertops:

Kitchen
 Utility
 Master Vanity
 Hall/ Secondary Baths
 Wet Bar

Interior Doors:

Painted Hollow Panel 6'-8"
 Painted Hollow Panel 8'-0"
 Painted Solid Panel 6'-8"
 Painted Solid Panel 8'-0"
 Stained Alder or Pine 6'-8"
 Stained Alder or Pine 8'-0"

Door Casing & Trim, Painted †

Base Mold †

Crown Mold - Painted †

Crown Mold - 9 1/2" Two-step †

Latex Flat Wall Paint-2 coats

Oil Base Trim Paint-prime, 2 coats

Wood or Iron Entry Door

Stair Railings - Wrought Iron

Stair System - Oak or Maple

Flooring:

Stained Concrete

Ceramic Tile

Wood

Stone/ Travertine

Carpet

Kwikset®, or,

Schlage®

PLUMBING THAT LASTS:

Kitchen Sink

Shower Pans

KOHLER® Toilets

KOHLER® Tubs (secondary Baths)

JACUZZI® Tub w/heater (Master)

KOHLER® Faucets & Specialties

KOHLER® Vitreous China Sinks

†Stain Grade Available

X

Optional

Optional

Optional

X

X

X

Tape & Float

X

Standard

Granite - Level 1

Laminate

One-Piece Marble

One-Piece Marble

Optional

X

Optional

Optional

Optional

Optional

Optional

2 1/2"

3 1/2"

Optional

Optional

One Color

One Color

\$1,500 Allowance

Optional

Optional

Optional

Wet Areas

Optional

Optional

Bedrooms & Living - \$2.50/sf Allow

Dorian® Security Leversets

"F" Series, Plymouth® Knob

18 Ga., 2-Bowl, Under-counter

One-Piece Marble

Elongated - White

Cast Iron - White

42"x60" Riva®

X

Optional

Signature Customs

Recommended Standard Items

X

Optional

Optional

Optional

X

X

X

Texture, Paint

X

Custom Finish

Granite - Level 2

Laminate

Travertine

One-Piece Marble

Granite - Level 2

X

Optional

Bedrooms

Optional

Optional

Optional

3 1/2"

5 1/4"

4 1/4"

Optional

4-Accent Colors

One Color

\$4,500 Allowance

X

Optional

Optional

Exclude Bedrooms, Closets

Optional

Optional

BR & Closets - \$3.50/sf Allow

Dorian® Security Leversets

"F" Series, Accent® Leversets

18 Ga., 2-Bowl, Under-counter

Mud-set Tile Base over Fiberglas

Elongated - White

Cast Iron - White or Biscuit

42"x60" Gallery®

X

Under-mount @ Master Bath

Pinnacle Design

Recommended Standard Items

Optional

X

Optional

Optional

X

X

X

Texture, Paint, Trim

X

Custom Wood & Finish

Granite - Level 2+

Solid Surface

Granite - Level 2+

Solid Surface

Granite - Level 2+

Optional

X

Optional

Bedrooms

Optional

Optional

3 1/2"

5 1/4" - 7 1/2"

7 1/2"

Optional

Two Wall, 4-Accent Colors

One Color

\$5,500 Allowance

X

Optional

Optional

Exclude Bedrooms, Closets

Optional

Optional

BR & Closets - \$4.50/sf Allow

Pembroke® Signature Leversets

"F" Series, Accent® Leversets

18 Ga., 2-Bowl, Under-counter

Mud-set Tile Base over Fiberglas

Elongated, Class 5 - White

Cast Iron - White or Biscuit

42"x72" Gallery® or 72" Capella®

X

All Baths

***HIGH-VALUE APPLIANCES:**

WHIRLPOOL®

- 30" - 4 Smooth Cooktop
- Broan® Allure II, 300 CFM Hood
- 30" Micro/Self-clean Oven Combo
- Energy Star®, 4-cycle Dishwasher
- WasteKing® ¾ HP Disposal

WHIRLPOOL® "Gold Series"

- 36" Kitchenaid® 5-Burner Cooktop
- Zepher® Tornado I, 600 CFM Hood
- 30" Micro/Convect. Oven Combo
- Energy Star®, 5-cycle Dishwasher
- WasteKing® ¾ HP Disposal

KITCHENAID® "Architect Series"

- 36" - 6 Burner Range/Conv Oven
- 36" - 900 CFM Hood, External Fan
- 30" Micro/Convect. Oven Combo
- 30" Warming Oven
- Energy Star®, 5-cycle Dishwasher
- (2) WasteKing® ¾ HP Disposals
- Compactor - "P" Series

Wired For Sound - And More:

- Integrated Cable, Phone, Computer
- Pre-wired:

- Security-Windows, Doors, Motion
- Phones, CAT6 - All BR, Living
- Cable/Satellite-RG6 - All BR, Living
- Surround Sound (speakers not inc.)
- Speaker Pre-wire - Decks & Patios
- 50 amp Spa/Pool Circuit
- Exterior Specialty Wiring

Warranties:

- TRCC Registered Builder
- FULL BUILDER WARRANTY
- 1st Year - Full repair/replacement on all materials & workmanship
- 2nd Year – Electrical, HVAC & Plumbing supply lines
- BONDED BUILDER®
- 10-year Structural warranty
- ENGINEER'S CERTIFICATION
- Registered PE Seal

Benchmark

Recommended Standard Items

X

Optional

Optional

Optional

X

X

X

One Room/ 5.1 pre-wire

Two

Optional

Optional

X

X

X

X

Signature Customs

Recommended Standard Items

Optional

X

Optional

X

X

X

X

One Room / 7.1 pre-wire

Four

X

Pre-wire For Accent Lights

X

X

X

X

Pinnacle Design

Recommended Standard Items

Optional

Optional

X

X

X

X

X

Two Rooms/ 7.1 pre-wire

Four

X

Pre-wire For Accent Lights

X

X

X

X

*Gas or Electric, Stainless appliances

Many other brands also available in affordable, home pro and luxury product lines.



All energy groups provide construction features that meet or exceed Energy Star guidelines. These features assure that your home will cost less to heat and cool, as well as, providing a quieter, more comfortable living environment. Meeting higher energy standards can also help qualify you for better financing and a wider selection of lender programs. Because our homes are built better, they last longer and are less expensive to maintain. Individual features, in each group, may be modified to better suit individual conditions or Buyer preferences.

Benchmark

Recommended Standard Items

Signature Customs

Recommended Standard Items

Pinnacle Design

Recommended Standard Items

****Energy Saver Features:**

- 2x4 SPF Studs
- 2x6 Plumbing Walls
- Radiant Barrier Roof Deck
- 2-Step Polyseal® at Exterior Walls
- ZIP Wall® Corner Bracing
- ZIP Wall® Exterior Sheathing
- R15 Un-faced F.G. Bats - Ext. Walls
- R19 Un-faced F.G. Bats - Slope Clg.
- R38 Blown Fiberglass - Attic
- R19 Faced F.G.- Exposed Floors
- R11 Sound Bats - Bath, Util. Walls
- KRESTMARK® Aluminum Windows
Cardinal Low-E 240-Plus Glass,
Dbl Pane, Tilt Sash
- PEACHTREE® Exterior Doors
Steel/ Composite w/ Low-E Glass
- HVAC – 14 SEER Heat Pump
- 1-50 ga Water Heater/Circulation Sys

RECOMMENDED GROUP

Optional

Optional

****Energy Master I Features:**

- 2x4 SPF Studs
- 2x6 Plumbing Walls
- ZIP Sealed Roof Deck
- Sealed Attic @ All Living Areas
- ZIP Wall® Corner Bracing
- ZIP Wall® Exterior Sheathing
- 2-Step Polyseal® at Exterior Walls
- R15 Optima® Blown FG - Ext. Wall
- 5 ½" Isynene®-Roof Deck @Attic
- 5 ½" Isynene®- Exposed Floors
- R11 Sound Bats - Bath, Util. Walls
- KRESTMARK® Aluminum Windows
Cardinal Low-E 240-Plus Glass,
Dbl Pane, Tilt Sash
- PEACHTREE® Exterior Doors
Steel/ Composite w/ Low-E Glass
- HVAC – 15 SEER Heat Pump
Zoned Damper System
- 2-50 ga Water Heater/Circulation Sys

Optional

RECOMMENDED GROUP

Optional

Benchmark

Recommended Standard Items

Signature Customs

Recommended Standard Items

Pinnacle Design

Recommended Standard Items

****Energy Master II Features:**

2x6 SPF Exterior Wall Studs
2x6 Plumbing Walls
ZIP Sealed Roof Deck
Sealed Attic @ All Living Areas
ZIP Wall® Corner Bracing
ZIP Wall® Exterior Sheathing
2-step Polyseal® at Exterior Walls
R23 Optima® Blown FG - Ext. Wall
5 ½" Isynene®-Roof Deck @Attic
5 ½" Isynene®- Exposed Floors
R11 Sound Bats - Bath, Util. Walls
R15 FG Bats- Garage Walls
R30 Blown FG - Garage Attic
PEACHTREE® Wood Windows
 Metal Clad, Cardinal Low-E
 240-Plus Glass, Dbl Pane
PEACHTREE® Exterior Doors
 Metal Clad Wood w/ Low-E Glass
HVAC - 16 SEER Heat Pump
 Zoned Damper System
2-Renai® Tankless Gas Water Htrs.

Optional

Optional

RECOMMENDED GROUP