



Included Features

Construction:

- Soil testing on lots
- 24" Perimeter grade beams
- 8" Concrete slabs at interior spaces
- ¾" decking at floors and roofs
- 9' and 10' ceilings
- 2x6 studs @ 16" along perimeter
- Spray foam insulation
 - Exterior walls
 - Floors
 - Roofs
 - Garage
- 18" premanufactured engineered trusses at floors and roof
- Structural lumber over garage
- Structural engineered floor plans.
NO PRESCRIPTIVE DESIGNS!
- Flat roof with 3-ft parapets

Lighting:

- LED Recessed lights
- Ceiling fans in all bedrooms

Energy:

- Spray foam insulation
- Energy Star appliances
- 14 SEER Ruud 4 ton unit
- 0.96 UEF 11 Gallon Tankless Water Heater
- Exhaust fans

Interiors:

- Travertine floors (natural stone)
- Natural wood staircase
- All appliances included:
 - Refrigerator
 - Range
 - Microwave
 - Dishwasher
 - Dryer
 - Washer
- Upgraded carpet floors in all bedrooms with high quality padding
- 1" Granite or Quartz countertops
- Wood cabinets with soft close hinges and rails
- Solid metal rails
- Shower glass in all bathrooms
- Smart garage door opener
- Epoxy painted garage slab

Exteriors:

- Liquid applied waterproofing membrane over sheathing
- Weather Barrier Building Paper
- Stucco
- Elastomeric Paint
- Natural Fossil Stone at entrances, balconies and window trim
- Red concrete tile on roof details
- Red pavers on shared driveway