



2021 Quail Standards

Exterior:

- ✓ Built with concepts from U.S. Department of Energy's Zero Energy Ready Home program
- ✓ Superior Crawl Space Drainage System
- ✓ Passive Radon Control System in Crawl Space
- ✓ Advanced framing techniques with Staggered Stud walls for Optimal Thermal Protection
- ✓ Robust Subfloor Construction (16" on center with 7/8" decking fastened with glue and screws)
- ✓ Owens Corning L-77 (or equivalent) Blow-In wall insulation, Raised Heal Trusses
- ✓ Fiber Cement siding and Fiber Cement door and window trim with Air/Moisture Barrier house wrap
- ✓ Fiberglass Craftsman front door with glass
- ✓ Full yard landscaping with watering system
- ✓ Concrete Patio and Patio Cover per plan
- ✓ Exterior Masonry per plan
- ✓ Insulated Garage Door with Garage Door Openers, Garage Insulated, Sheetrocked, Textured and Painted
- ✓ Architectural Roof Shingles (Pabco Premier Antique Black)
- ✓ Energy Efficient (U.28) vinyl windows

Interior:

- ✓ Open floor plan with Universal Design concepts- Elevated outlets, wider hallways/doors, low threshold master shower, lever handles, and optimized lighting
- ✓ All Interior Walls Insulated for a quiet and comfortable home
- ✓ Stain Grade Alder cabinets, soft-closing, full extension drawers, kitchen height cabinets through out
- ✓ Quartz countertop slabs in Kitchen. Bathrooms and Laundry Room per plan
- ✓ Stainless steel under-mount kitchen sink with 1/2hp garbage disposal
- ✓ Water Efficient Moen Oil Rubbed Bronze or Brushed Nickel single handle plumbing fixtures, garage utility sink and ADA height toilets
- ✓ Sand in Place 3-1/4" hardwood flooring with commercial traffic finish
- ✓ Tile flooring in bathrooms and utility room. Carpet in bedrooms and closets
- ✓ Full shelving in pantry and rod with shelf in closets
- ✓ Tile roll-in shower at Master Bath with one hand-held slide bar shower head
- ✓ Designer grab bars per plan
- ✓ All painted full wrap window trim, craftsman style door trim and 5 1/4" floor base trim
- ✓ Mechanical Rooms in conditioned spaces
- ✓ High-Performance Heating and Cooling- 95% Energy efficient Gas Furnace with Air Conditioning and 1 year service contract
- ✓ Complete Indoor Air Quality with Superior Ventilation and Filtration (MERV 16 filter)
- ✓ High Efficiency Rinnai Tank-less water heater
- ✓ Energy Star rated stainless steel appliances
- ✓ Energy Efficient lighting and plumbing fixtures
- ✓ Fireplace- natural gas unit with electronic ignition and Stone to Mantle

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