



# 2022 Quail Standards

## **ENERGY EFFICIENCY & HEALTHY HOME:**

- ✓ BUILT WITH CONCEPTS FROM THE ZERO ENERGY READY HOME AND INDOOR AIR PLUS PROGRAMS.
- ✓ ADDED MEASURES FOR CRAWLSPACE DRAINAGE AND CLEANLINESS.
- ✓ COMPLETE THERMAL PROTECTION: STAGGERED STUD WALLS, RAISED HEEL TRUSSES, BLOW-IN EXTERIOR WALL INSULATION, ENERGY EFFICIENT VINYL WINDOWS (U- VALUE .28).
- ✓ INTERIOR OF HOME AIR SEALED WITH AERO-BARRIER SYSTEM TO ACHIEVE A TARGETED TWO AIR EXCHANGES PER HOUR.
- ✓ MECHANICAL ROOMS IN CONDITIONED SPACES.
- ✓ HEATING AND COOLING SYSTEMS (96% EFFICIENCY NATURAL GAS) GAS LINES TO FIREPLACE, COOKTOP, AND FURNACE.
- ✓ IF ALL ELECTRIC HOME, HEAT PUMP (9.5 HSPF) WITH LEASED 120 GALLON PROPANE TANK TO SUPPLY FUEL FOR FIREPLACE AND COOKTOP (IF NATURAL GAS IS UNAVAILABLE).
- ✓ WHOLE HOUSE VENTILATION WITH HEAT RECOVERY VENTILATOR. HUMIDITY SENSOR FANS IN BATHROOMS, UTILITY ROOM AND GARAGE. HIGH CAPTURE AIR FILTRATION MERV 16 FILTER.
- ✓ HIGH EFFICIENCY HEAT PUMP WATER HEATER. FLO LEAK DETECTION/WATER MANAGEMENT SYSTEM BY MOEN.
- ✓ ENERGY STAR RATED APPLIANCES, ENERGY EFFICIENT LIGHTING AND WATER SENSE RATED PLUMBING FIXTURES.
- ✓ SOLAR SYSTEM (2.5 KWH) WITH GARAGE EV OUTLET (50 AMP). OPTION TO ADD BATTERY BACKUP SYSTEM.

## **CONSTRUCTION:**

- ✓ ROBUST SUBFLOOR CONSTRUCTION (16" ON CENTER WITH 7/8" DECKING FASTENED WITH GLUE AND SCREWS).
- ✓ FIBER CEMENT SIDING AND CEDAR TRIM WITH AIR/MOISTURE BARRIER HOUSE WRAP.
- ✓ FIBERGLASS CRAFTSMAN FRONT DOOR WITH GLASS.
- ✓ FULL YARD LANDSCAPING (PER PLAN) INCLUDES HYDROSEED FOR LAWN AND BARK IN BEDS WITH WATERING SYSTEM.
- ✓ CONCRETE PATIO (PER PLAN) - BROOM FINISH.
- ✓ EXTERIOR MASONRY (PER PLAN).
- ✓ INSULATED GARAGE, SHEETROCK, TEXTURED AND PAINTED, WITH INSULATED GARAGE DOOR AND OPENERS. GARAGE WINDOWS (PER PLAN) WRAPPED IN SHEETROCK.
- ✓ DRYWALL – ORANGE PEEL TEXTURE, SQUARE CORNERS, AND KNOCKDOWN BROCADE CEILING.
- ✓ ARCHITECTURAL 40 YEAR ROOF SHINGLES.
- ✓ INSULATION: R-49 ATTIC BLOW-IN, R-38 CRAWL SPACE, R-21 EXT. WALLS BLOW-IN, R-11 BATT INT. SOUND WALLS.
- ✓ UNIVERSAL DESIGN CONCEPTS - ELEVATED OUTLETS, WIDER HALLWAYS/DOORS, LOW THRESHOLD MASTER SHOWER, LEVER HANDLES, AND OPTIMIZED LIGHTING, DESIGNER GRAB BARS, MINIMIZED STEPS THROUGHOUT HOME.
- ✓ LED CAN LIGHTS, WHOLE HOUSE SURGE PROTECTOR.

## **KITCHEN:**

- ✓ PAINTED OR STAIN GRADE ALDER CABINETS, SOFT CLOSING, FULL EXTENSION DRAWERS, 36" HEIGHT CABINETS, ROLL OUT TRAYS, ADJUSTABLE SHELVES AND TRASH PULLOUT. CHOICE OF DESIGNER HARDWARE (PULLS FOR DRAWERS AND KNOBS FOR DOORS). UNDERCABINET LIGHTING.
- ✓ QUARTZ OR GRANITE COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK. FULL HEIGHT TILE SPLASH.
- ✓ DISPOSAL (½ HP), HIGH ARCH PULLOUT FAUCET IN CHOICE OF OIL RUBBED BRONZE, SATIN NICKEL OR CHROME.
- ✓ KITCHENAID APPLIANCES: FIVE-BURNER GAS OR ELECTRIC COOKTOP, FRENCH DOOR REFRIGERATOR WITH ICE AND WATER, CONVECTION MICROWAVE WITH WALL OVEN, QUIET DISHWASHER WITH STAINLESS INTERIOR, AND 400 CFM HOOD FAN.



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## **MASTER BATH:**

- ✓ PAINTED OR STAIN GRADE ALDER CABINETS, SOFT CLOSING, FULL EXTENSION DRAWERS, 36" HEIGHT CABINETS. CHOICE OF DESIGNER HARDWARE (PULLS FOR DRAWERS AND KNOBS FOR DOORS).
- ✓ QUARTZ OR GRANITE COUNTERTOPS WITH PORCELAIN UNDERMOUNT SINK WITH 4" SLAB BACKSPLASH.
- ✓ LOW THRESHOLD ROLL IN SHOWER WITH FLOOR TO CEILING TILE.
- ✓ WATER EFFICIENT SINGLE PULL FAUCETS, SLIDE BAR HANDHELD SHOWER HEAD, 36" GRAB BAR WITH MATCHING BATHROOM ACCESSORIES IN CHOICE OF OIL RUBBED BRONZE, SATIN NICKEL OR CHROME. ADA HEIGHT TOILETS.
- ✓ FULL VANITY WIDTH MIRRORS AND FRAMELESS GLASS SHOWER DOOR.
- ✓ VANITY SCONCES OVER EACH SINK, CAN LIGHT IN SHOWER AND TOILET AREA.

## **SECONDARY BATHS:**

- ✓ PAINTED OR STAIN GRADE ALDER CABINETS, SOFT CLOSING, FULL EXTENSION DRAWERS, 36" HEIGHT CABINETS. CHOICE OF DESIGNER HARDWARE (PULLS FOR DRAWERS AND KNOBS FOR DOORS).
- ✓ QUARTZ OR GRANITE COUNTERTOPS WITH PORCELAIN UNDERMOUNT SINK WITH 4" SLAB BACKSPLASH.
- ✓ ACRYLIC TUB/SHOWER INSERT.
- ✓ WATER EFFICIENT SINGLE PULL FAUCET, STATIONARY SHOWERHEAD, MATCHING BATHROOM ACCESSORIES IN CHOICE OF OIL RUBBED BRONZE, SATIN NICKEL OR CHROME. ADA HEIGHT TOILETS.
- ✓ FULL VANITY WIDTH MIRRORS AND CURVED SHOWER CURTAIN ROD.
- ✓ VANITY SCONCES OVER EACH SINK AND CAN LIGHT IN SHOWER.

## **UTILITY ROOM:**

- ✓ PAINTED OR STAIN GRADE ALDER CABINETS (PER PLAN), SOFT CLOSING, FULL EXTENSION DRAWERS, 36" HEIGHT LOWER CABINETS ONLY. CHOICE OF DESIGNER HARDWARE (PULLS FOR DRAWERS AND KNOBS FOR DOORS). CHROME ROD AND SHELF OVER WASHER DRYER SPACE.
- ✓ QUARTZ OR GRANITE COUNTERTOPS WITH SINK (PER PLAN), 4" SLAB BACKSPLASH.
- ✓ OPTIONAL WASHER AND DRYER.

## **Misc.:**

- ✓ SAND IN PLACE 3-1/4" HARDWOOD FLOORING WITH COMMERCIAL TRAFFIC FINISH IN HALLWAY, GREAT ROOM, KITCHEN, AND DEN/OFFICE (PER PLAN).
- ✓ TILE FLOORING AND BASE IN BATHROOMS AND UTILITY ROOM.
- ✓ CARPET IN ALL BEDROOMS AND CLOSETS.
- ✓ FULL SHELVING IN PANTRY AND ROD WITH SHELF IN CLOSETS.
- ✓ ALL PAINTED FULL WRAP WINDOW TRIM, CRAFTSMAN STYLE DOOR TRIM AND 6" FLOOR BASE TRIM.
- ✓ FIREPLACE - NATURAL GAS UNIT WITH ELECTRONIC IGNITION (PROPANE IF ELECTRIC HOME), BRICK INTERIOR, DECORATIVE FRONT, BLOWER FAN AND FLOOR TO MANTLE STONE FACING.
- ✓ PAINTED WHITE CEILINGS, WHITE TRIM AND TWO WALL COLOR CHOICES.
- ✓ FREE STANDING GARAGE SINK (PER PLAN).