



2023 Quail Standards

ENERGY EFFICIENCY, HEALTHY HOME AND CONSTRUCTION:

- ✓ **LENNOX** HEATING AND COOLING SYSTEMS (96% EFFICIENCY NATURAL GAS), GAS LINES TO FIREPLACE, COOKTOP, AND FURNACE. IF ALL ELECTRIC HOME, **LENNOX** HEAT PUMP (9.5 HSPF) WITH LEASED 120 GALLON PROPANE TANK TO SUPPLY FUEL FOR FIREPLACE AND COOKTOP (IF NATURAL GAS IS UNAVAILABLE).
- ✓ SUPERIOR AIR SEALANT WITH **AERO-BARRIER** & VENTILATION WITH HIGH CAPTURE **MERV-16** FILTERS, AUTOMATIC CONDENSATION SENSING **PANASONIC** WHISPER GREEN FANS & CONTINUOUSLY SUPPLIED FRESH FILTERED AIR WITH THE **FANTECH HERO 150 HRV**.
- ✓ FIBER CEMENT SIDING AND TRIM WITH AIR/MOISTURE BARRIER HOUSE WRAP. FIBERGLASS CRAFTSMAN FRONT DOOR WITH GLASS. ENERGY EFFICIENT VINYL WINDOWS (U- VALUE .28).
- ✓ FULL YARD LANDSCAPING (PER PLAN) INCLUDES HYDROSEED FOR LAWN & BARK OR ROCK IN BEDS WITH WATERING SYSTEM.
- ✓ CONCRETE PATIO (PER PLAN) - BROOM FINISH.
- ✓ INSULATED GARAGE, SHEETROCK, TEXTURED AND PAINTED, WITH INSULATED GARAGE DOOR.
- ✓ DRYWALL – ORANGE PEEL TEXTURE, SQUARE CORNERS, AND KNOCKDOWN BROCADE CEILING.
- ✓ **PABCO PREMIER** ARCHITECTURAL 40 YEAR ROOF SHINGLES.
- ✓ **SOLAR 3.6KWH** SYSTEM WITH GARAGE EV OUTLET (50 AMP).

INTERIOR/ FINISH DETAILS:

- ✓ **APPLIANCES:** ENERGY STAR RATED **WHIRLPOOL** 5-BURNER GAS OR ELECTRIC COOKTOP, FRENCH DOOR REFRIGERATOR WITH ICE AND WATER, MICROWAVE WITH WALL OVEN, QUIET DISHWASHER WITH STAINLESS INTERIOR, AND 400 CFM HOOD FAN. OPTIONAL ELECTRIC INDUCTION COOKTOP, WASHER AND DRYER.
- ✓ **CABINETS:** STAIN GRADE ALDER CABINETS, SOFT CLOSING, FULL EXTENSION DRAWERS, 36" HEIGHT CABINETS. CHOICE OF DESIGNER HARDWARE (PULLS FOR DRAWERS AND KNOBS FOR DOORS). KITCHEN, MEDIA AND BATH CABINET LAYOUT PER PLAN. LAUNDRY ROOM CABINETS LOWERS ONLY PER PLAN.
- ✓ **LIGHTING-** DESIGNER FIXTURES AT BATHROOMS, COACH LIGHTS AND BEDROOMS. GREAT ROOM CEILING FAN, UNDERCABINET LIGHTS AT KITCHEN. LED CAN LIGHTS THROUGH-OUT MAIN SPACES AND HALLWAYS.
- ✓ **QUARTZ OR GRANITE** COUNTERTOPS (PER PLAN), MATCHING 4" SLAB BACKSPLASH IN BATHROOMS. FULL HEIGHT TILE SPLASH AT KITCHEN.
- ✓ **PLUMBING- MOEN** DISPOSAL (½ HP), HIGH ARCH PULLOUT FAUCET AT KITCHEN. **MOEN** WATER EFFICIENT SINGLE PULL FAUCETS IN BATHROOM, WITH CHOICE OF OIL RUBBED BRONZE, CHROME OR SATIN NICKEL. ADA HEIGHT TOILETS, PORCELAIN UNDERMOUNT SINKS AT BATHROOMS, STAINLESS UNDERMOUNT SINK AT KITCHEN, FIBERGLASS DROP-IN SINK AT LAUNDRY (PER PLAN) FREE STANDING GARAGE SINK (PER PLAN). ACRYLIC TUB/SHOWER INSERT AT HALL BATH. LOW THRESHOLD, TILE ROLL IN SHOWER WITH FLOOR TO CEILING TILE AT MASTER BATH.
- ✓ **FLOORING: KARASTAN** LUXURY VINYL PLANK IN FOYER, HALLWAYS, GREAT ROOM, KITCHEN AND DINING ROOM. **KARASTAN** CARPET IN ALL BEDROOMS, CLOSETS, BONUS ROOM AND STAIRS. LUXURY VINYL TILE AT SECONDARY BATHS, LAUNDRY AND MUDROOM. TILE FLOORING IN MASTER BATH.
- ✓ **MILLWORK:** FULL SHELVING IN PANTRY AND ROD WITH SHELF IN CLOSETS. CHROME ROD AND SHELF OVER WASHER DRYER SPACE. ALL PAINTED FULL WRAP WINDOW TRIM, CRAFTSMAN STYLE DOOR TRIM AND 6" FLOOR BASE TRIM.
- ✓ **MIRRORS AND BATH ACCESSORIES:** FULL VANITY WIDTH MIRRORS AND FRAMELESS GLASS SHOWER DOOR AT MASTER BATH (PER PLAN). CURVED SHOWER ROD AT HALL BATHTUB/ SHOWER. MATCHING DESIGNER BATH ACCESSORIES.
- ✓ **HEAT & GLO FIREPLACE:** NATURAL GAS/PROPANE UNIT WITH ELECTRIC IGNITION & FLOOR TO MANTLE STONE FACING.
- ✓ **MILLER PAINT:** WHITE CEILINGS, WHITE TRIM AND CHOICE OF WALL COLOR.

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