



Make It Personal With Quail's Personal Design Service

We understand how difficult and overwhelming it can be to pick the right fit and finishes for your future home.

For this reason, Quail has an in-house Interior Designer!

Every client gets personal one on one time with our Designer. She will help you weigh pros and cons and translate design ideas into reality.



This will give you peace of mind that your selections will be up to date on style trends, practical for your next stage of life, and on budget.

This means less stress and more fun during the design process!



Universal Design Concepts Included Standard In Every Quail Home

- Wider hallways and door openings
- Lower light switches
- Minimizing steps
- Lever door handles
- Raised electrical outlets



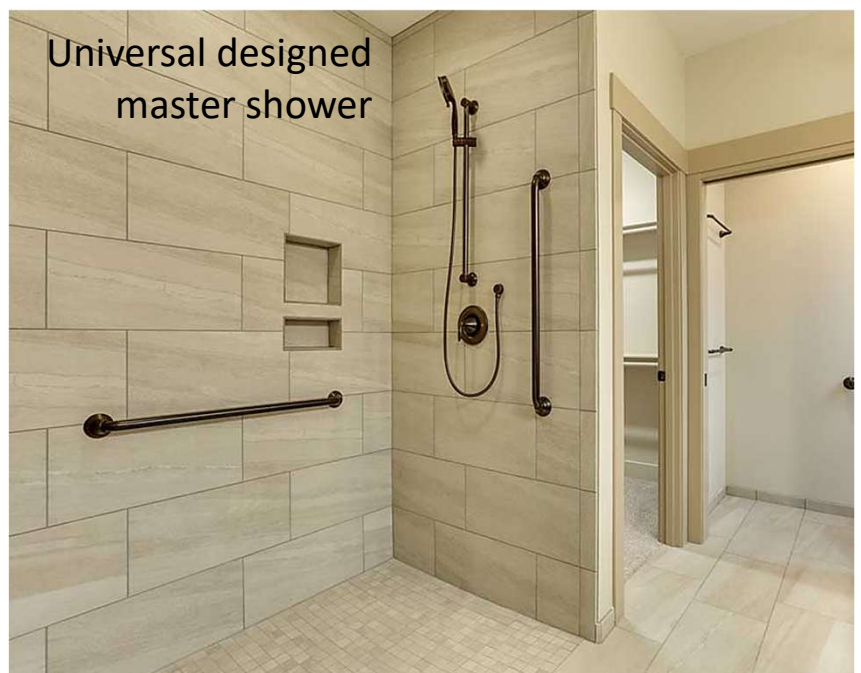
Example of a wide-open hallway



Lever door handle

- Greater resale value
- Task lighting
- Blocking for future grab bars

- A home that is safe and accessible for everyone
- Low threshold mud set shower at master bath
- Multigenerational households



Universal designed
master shower

Standard Mechanical Equipment



Flo by Moen - A System Designed to Detect and Protect:

- Monitors and protects your home from leaks and water damage with a single smart water valve.
- Through the mobile app, you can see live water use, water flow rates, pressure and even temperature.
- If an issue is detected, you will be alerted. This will allow you the opportunity to fix the issue before any damage is caused.

AO Smith Water Heater:

- Operates at a 0.92 Uniform Energy Factor for maximum energy-efficiency and cost savings.
- Designed to last with dual copper heating elements, a protective anode rod, and a ceramic fused tank shield. Designed to reduce corrosion and provide ultimate tank protection.
- Self cleaning dip tube helps reduce sediment build up and extends the life of the water heater.



Moen Leak Detector in Mechanical Room:



- The Smart Leak Detector is a stand-alone sensor placed in the mechanical room, to alert you when there is moisture detected. This will help to prevent potential future water damage and loss.
- If the Smart Leak Detector senses the presence of water, extreme temperatures or high humidity, it will alert you via the Moen Smart Water App, text, phone call or Email.

Standard Mechanical Equipment Hybrid Homes



Trane XL824 Thermostat:

- This exceptional thermostat combines a colorful touchscreen with a smart home hub. Accessible via smartphone, tablet, or laptop, for the ultimate smart comfort experience.
- Programming available for 7 days a week.

Trane XR15 Heat Pump:

- The XR15 has a SEER2 rating of 15.6 and HSPF up to 8.1, which makes it a great choice for an energy efficient home.
- The benefits of a hybrid system, is that the heat pump primarily heats the home and the furnace steps in when the weather gets too cold. Allowing for reliable comfort that lowers energy costs.



Trane S9V2 Furnace:

- One of the most efficient furnaces in the industry.
- Variable speed airflow gives steady and precise flow of warm air.
- Variable speed blower motor allows for quieter system start ups and shutdowns, which can create more efficiency.

Standard Mechanical Equipment All Electric Homes



Trane XL850 Thermostat:

- This exceptional thermostat combines a colorful touchscreen with a smart home hub, accessible via smartphone, tablet, or laptop, for the ultimate smart comfort experience.
- Programming available for 7 days a week.

Trane Resolute Cold Climate Heat Pump:

- This outdoor ductless system is built to last. With a multi-speed blower motor, eco-friendly refrigerant, copper/aluminum coils, and more, this system is durable and reliable.
- Capable of producing heat in outdoor temperatures as low as -22 degrees. When weather gets hot and muggy, the heat pumps runs in reverse providing cool, dry air throughout your home.



Trane Resolute Cold Climate Air Handler:

- This air handler is built to last. With a multi-speed blower motor, eco-friendly refrigerant, copper/aluminum coils, and more, this system is durable and reliable.
- With ductless systems, you don't have to worry about energy loss associated with worn down or poorly maintained ducts.

Accessory Dwelling Units

Adding an ADU to your future home can increase the value of your property by as much as 35%!

ADUs have many different applications, they can be used for family members, office spaces, or can be rented to earn extra income and offset monthly expenses.

We install Panasonic Whisper Comfort ERVs and Mitsubishi Ductless Mini splits standard in our ADUs to allow for independent temperature control, clean air quality and comfort.



Panasonic Whisper Comfort ERV:

- Constant supply of fresh exterior air while exhausting stale interior air.
 - Continuous balanced ventilation.
 - Air filtered through MERV 6 filter.
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Mitsubishi Ductless Mini Split:

- Complete zone/room temperature control for exceptional comfort.



Ventilation & Clean Air



Panasonic Whisper Green Fans:

- Condensation sensing fan removes excess moisture from the air to prevent wall damage, mildew and mold growth.

Broan AI Series HRV:

- The most advanced residential fresh air system on the market.
- Designed to provide fresh air in any season.
- Unit provides fresh, filtered comfortable air continuously throughout the home.



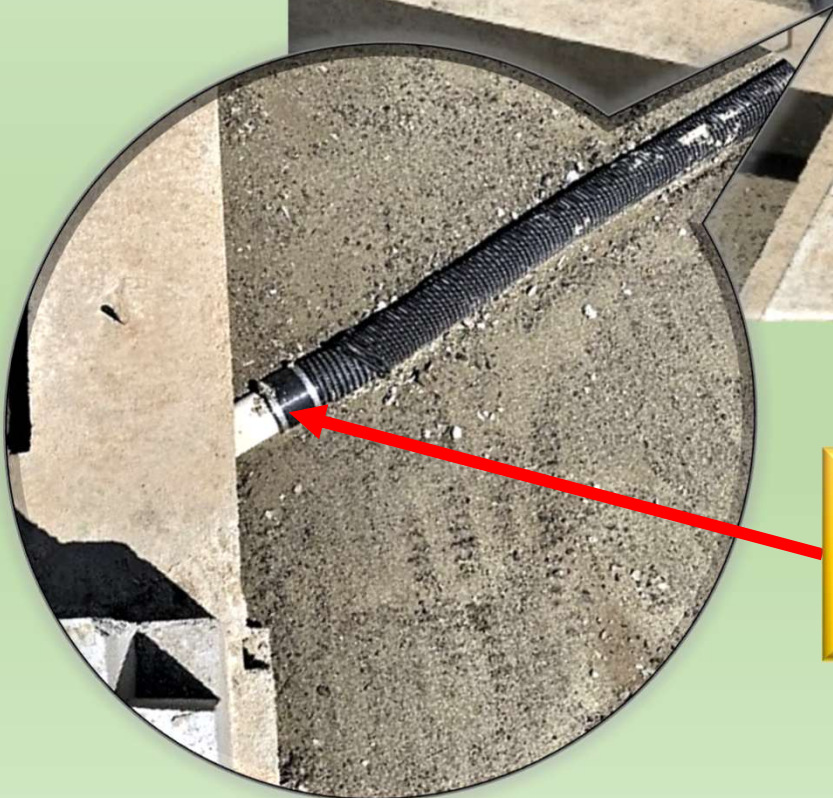
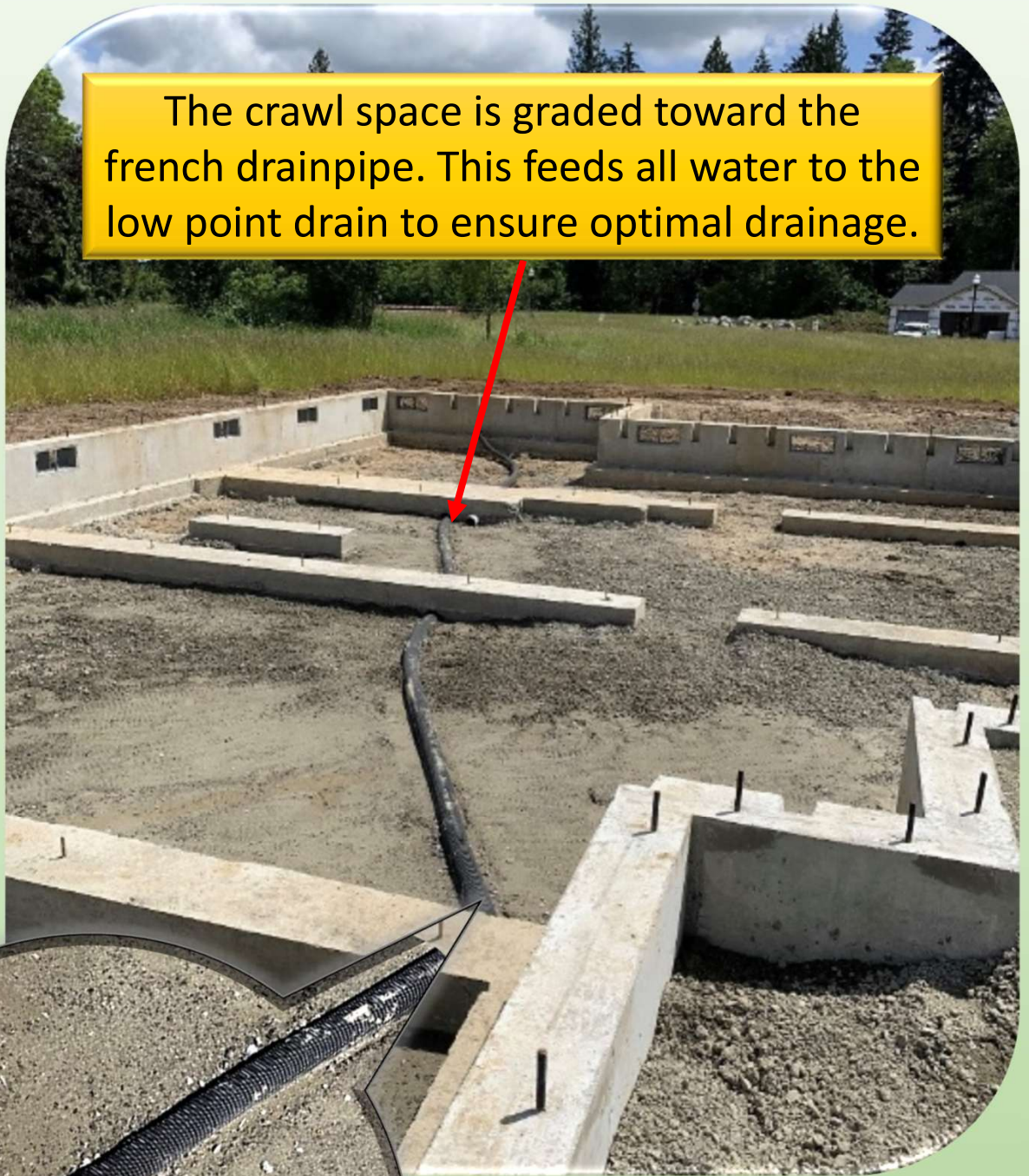
Trane Clean Effects Filter:

- Earned the Asthma & Allergy friendly certification mark. Scientifically proven to reduce exposure to asthma and allergy triggers.
- Documented to remove more than 99.9% of the influenza A virus.
- Reduces the presence of dust, pollen, dust mites, mildew, lint, fungus, smoke, cooking grease, and certain bacteria.



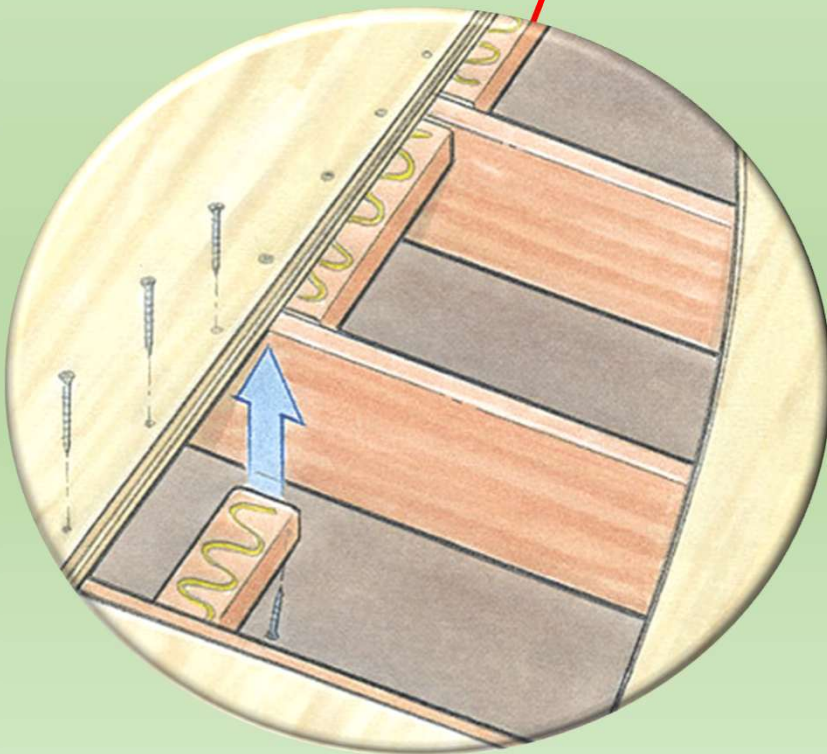
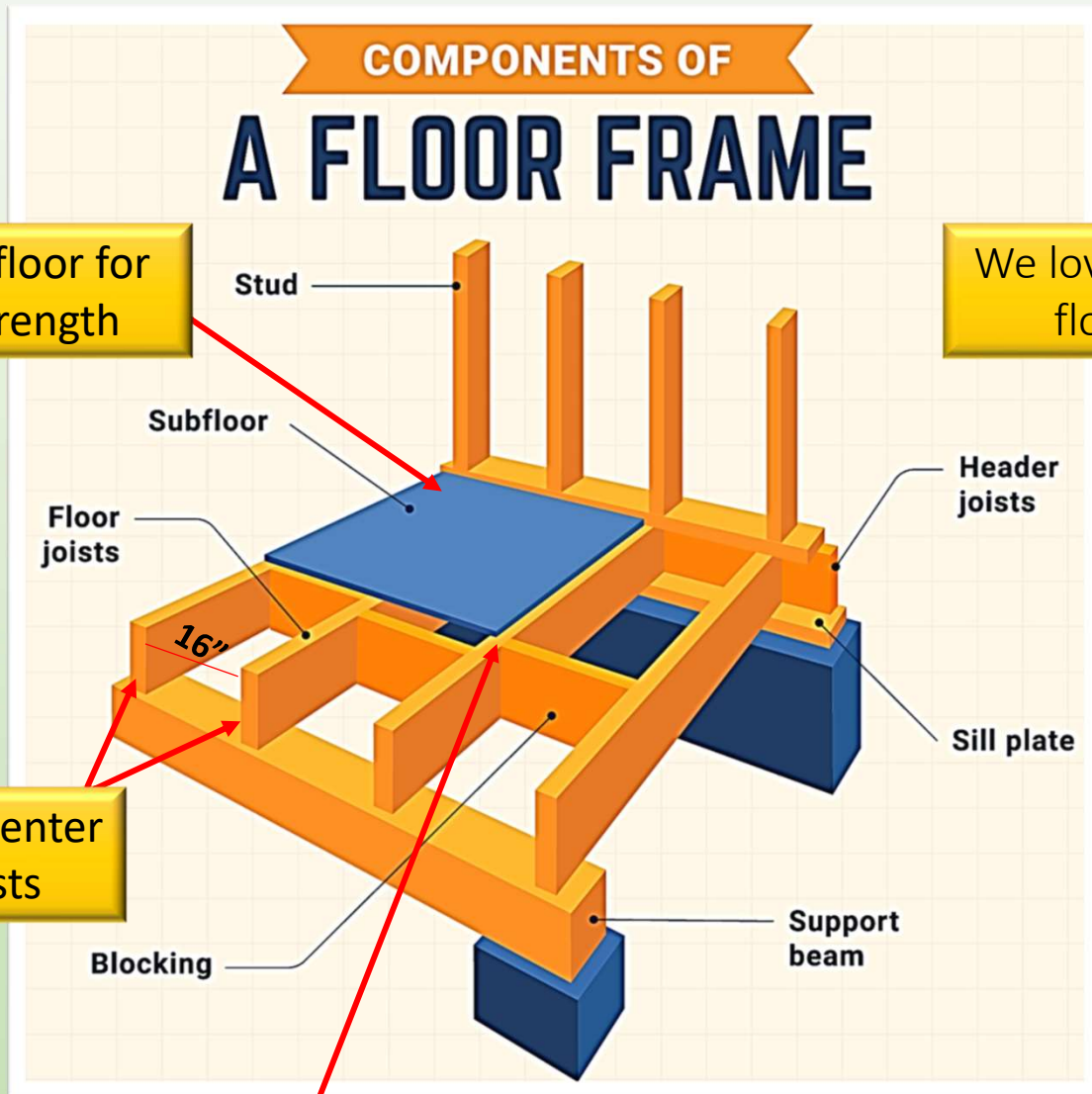
Drainage & Crawl Space

The crawl space is graded toward the french drainpipe. This feeds all water to the low point drain to ensure optimal drainage.



Example of a properly prepared low point drain

Subfloor Construction



As part of Quail's quality control process, we glue and screw all subfloors to help prevent future floor squeaks.

Exterior Wall Construction

STAGGERED STUD FRAMING



Quail Standard

The why:

Staggered-stud framing keeps the two sides of the wall from touching, reducing sound travel and allows for a thermal break.



CONVENTIONAL STUD FRAMING



Traditionally studded walls: Both sides of the wall connect to each other via the studs between them. This connection allows sound to travel through the wall and creates a thermal bridge for energy to escape.



Quail Insulation Practices

Quail Standard

We insulate ALL major interior walls!

The Benefits:

1. Sound absorbency
2. Efficient heating and cooling
3. Improved moisture control



Blown-in insulation over staggered studs

Quail Standard

The Benefits:

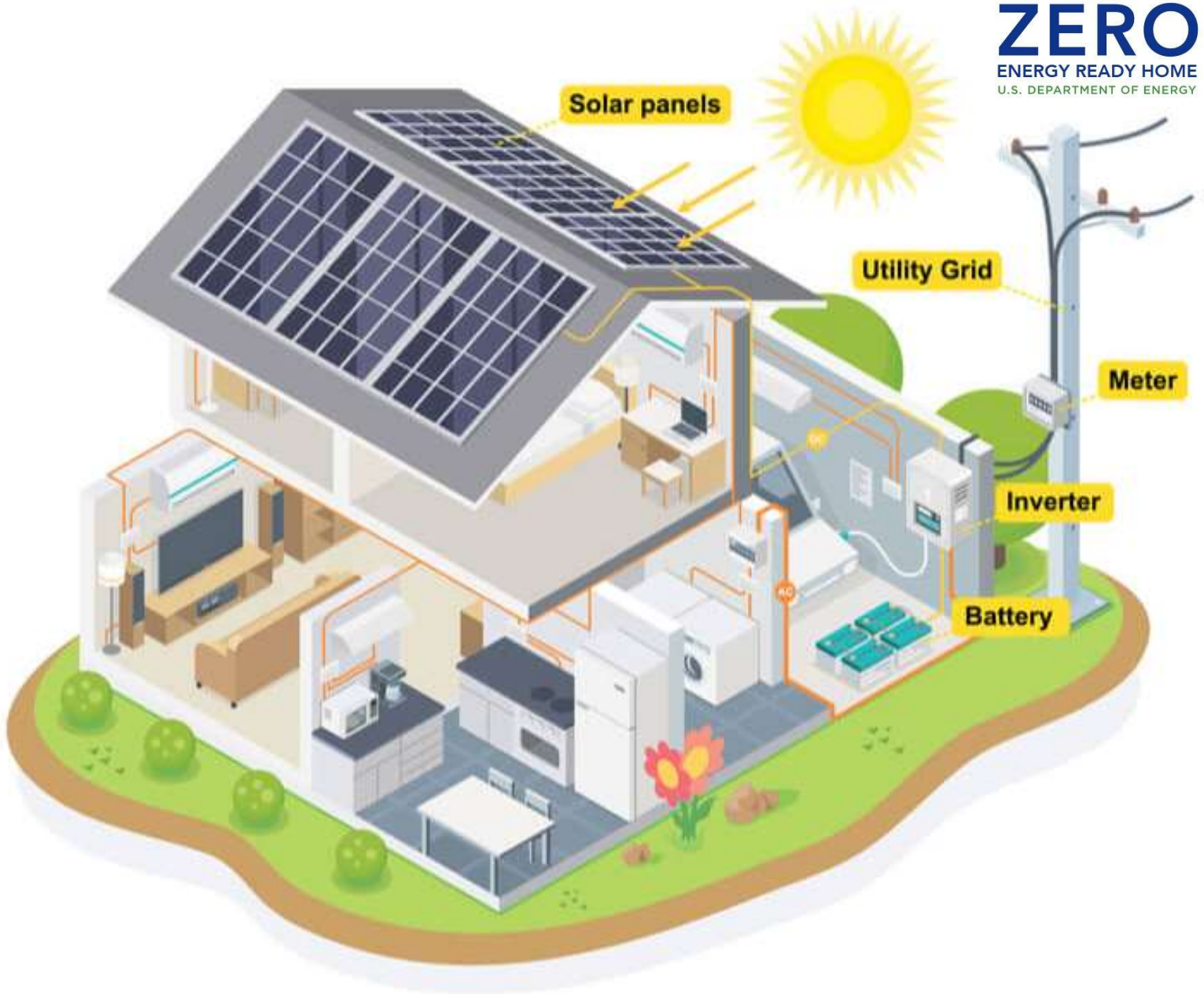
1. Superior sound control
2. Fast, professional installation
3. Reduces outside air infiltration into the home
4. Higher energy saving
5. Non-flammable
6. Does not absorb moisture, therefore, will not support mold growth



Standard In Every Quail Home

4.8 kWh Solar System

50 AMP EV charging outlet



Want even more solar? We recommend starting with our standard 4.8 kWh system, live in the home for one year and gather your exact energy usage. This data will allow you to select the right number of solar upgrades to fit your needs!

The Home of the Future is NOW!