

2025/2026 Quail Standards



ENERGY EFFICIENCY, HEALTHY HOME, AND CONSTRUCTION:

- ✓ **TRANE** HYBRID HEATING AND COOLING SYSTEMS, WITH XR15 HEAT PUMP AND S9V2 FURNACE. GAS LINES TO FIREPLACE, COOKTOP, AND FURNACE. IF ALL ELECTRIC HOME, **TRANE** RESOLUTE COLD CLIMATE HEAT PUMP AND AIR HANDLER. OPTION FOR LEASED 120 GALLON PROPANE TANK TO SUPPLY FUEL FOR FIREPLACE AND COOKTOP.
- ✓ SUPERIOR AIR SEALANT & VENTILATION WITH HIGH CAPTURE **TRANE CLEAN EFFECTS** FILTERS, AUTOMATIC CONDENSATION SENSING **PANASONIC** WHISPER GREEN FANS & CONTINUOUSLY SUPPLIED FRESH FILTERED AIR WITH THE **BROAN AI SERIES HRV**.
- ✓ FIBER CEMENT SIDING AND TRIM WITH AIR/MOISTURE BARRIER HOUSE WRAP. FIBERGLASS CRAFTSMAN FRONT DOOR WITH GLASS. **MILGARD** TRINSIC WINDOW SERIES V300 WITH A LIFETIME WARRANTY AND SOUND IMPROVEMENT PERFORMANCE.
- ✓ EXTERIOR WALLS CONSTRUCTED WITH **STAGGERED STUD FRAMING**, REDUCING SOUND TRAVEL AND CREATES THERMAL BREAK.
- ✓ FULL YARD LANDSCAPING (PER PLAN) INCLUDES SOD 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 SHINGLES.
- ✓ **SOLAR** 4.8 KWH SYSTEM WITH GARAGE EV OUTLET (50 AMP).
- ✓ **SHERWIN WILLIAMS: EMERALD RAIN REFRESH** ULTRA DURABLE PAINT WITH SELF-CLEANING TECHNOLOGIES.

INTERIOR/ FINISH DETAILS:

- ✓ **APPLIANCES:** ENERGY STAR RATED **KITCHENAID** 5-BURNER GAS OR INDUCTION COOKTOP, FRENCH DOOR REFRIGERATOR WITH ICE AND WATER, MICROWAVE WITH WALL OVEN, QUIET DISHWASHER WITH STAINLESS INTERIOR, AND 400 CFM HOOD FAN. ADU APPLIANCES PER PLAN.
- ✓ **CABINETS:** STAIN GRADE BEECH/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. ADU CABINETS 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.
- ✓ **LOW VOLT:** CAT6 COAX IN BEDROOMS, OFFICE & GREAT ROOM. LOW VOLT PANEL AND PREWIRE FOR FUTURE ACCESS POINTS.
- ✓ **QUARTZ** 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** LAMINATE IN FOYER, HALLWAYS, GREAT ROOM, KITCHEN, SECONDARY BATHROOM, MUDROOM, LAUNDRY, AND DINING ROOM. **KARASTAN** CARPET IN ALL BEDROOMS, CLOSETS, BONUS ROOM AND STAIRS. 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, **BUILDERS CHOICE** SOLID CORE DOORS, 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 WITH GRAB BARS (PER PLAN). CURVED SHOWER ROD AT HALL BATHTUB/ SHOWER. MATCHING DESIGNER BATH ACCESSORIES.
- ✓ **FIREPLACE XTRODINAIR SERIES:** CUSTOMIZABLE FACE AND INTERIORS, FAN AND GREEN SMART REMOTE INCLUDED, FLEXIBLE FLAME AND EMBER GLOW FEATURE, DUAL FLAME BURNER, OVERHEAD LIGHTS, TWO STAGE THERMOSTAT, ELECTRONIC IGNITION WITH BATTERY BACKUP & FLOOR TO MANTLE STONE FACING.
- ✓ **SHERWIN WILLIAMS:** WHITE CEILINGS, TRIM AND CHOICE OF WALL COLOR.

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