

# DARE TO COMPARE



## COMPETING BUILDERS

### INTERIOR FINISHES

Stained Oak hand railings on stairs  
10 foot ceiling heights and 9' 4" ceiling heights on 2<sup>nd</sup> floor  
2 panel 8' interior doors with Caiman arched top panel  
Brushed nickel, square, interior lever handles throughout  
5 1/4" baseboard and 3 1/4" casings throughout  
Travertine window sills  
Fully customizable flooring, wall tile, and carpeting

Paint grade southern pine hand rails  
9'4" and 8'0" ceiling heights  
6' 8" interior panel or flat surface doors  
Chrome lever handles or knobs  
3 1/4" baseboard and 2 1/4" casings  
Polymer window sills  
Choose from specific packages

### EXTERIOR FEATURES

Insulated, (high impact) windows with 360 glass  
Abundance of large windows with 8' x 8' sliding glass doors  
Architectural shingle roof & peel and stick underlayment  
(Effect is a double roof seal with insurance credit)  
Two foot wide, roof overhangs all around  
Rain gutters all around  
Custom paved sidewalks, front porches, driveways, and walkways  
Two units per building allows natural light in from 3 sides  
Two unit buildings with Alternating elevations means nicer "Streetscape"

Non-insulated grey glass, impact windows  
Less & smaller windows, and 6' 8" x 5' sliding glass doors  
Shingle roof covering over 80 lb. felt  
Small overhangs – less energy efficient and poor aesthetics  
No gutters  
Concrete porches and sidewalks, with some pavers  
Interior units of multiunit townhomes lack natural light  
4, and 6 unit, townhomes often look like row housing



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### ENERGY SAVING FEATURES

Home Energy Rating System (HERS) certified home (RESNET)  
Triple coated, Low-E glass for energy efficiency and UV light filtering  
Open Cell Spray Foam Insulation Underneath Roof Sheathing  
Closed attic space keeps hot, humid away from cool air conditioning ducts  
Highly efficient, 16 SEER Air Conditioning system or equivalent  
Energy Star, stainless steel appliance package

Is theirs even HERS rated? Is their rating below 63?  
Standard grey glass  
Batt insulation over ceiling drywall  
Vented attic is hot and humid – potential for mold  
14 SEER system or equivalent  
Standard appliance package

### ENVIRONMENTAL & HVAC FEATURES

Five inch, MERV thirteen air conditioning filters - blocks out 90%  
of pathogens and greatly improves indoor air quality  
Honeywell ultraviolet light to remove pathogens  
Insulated attic space mitigates moisture and the potential for mold  
Energy recovery ventilation system to improve indoor air quality  
Closet mounted air handlers – easily accessed for maintenance

Standard one inch thick air conditioning filter  
Not offered and/or included in price  
Ventilated, hot, humid attic space - potential moisture/mold  
Not offered and/or included in price  
Attic mounted air handlers – hard to access

### STRUCTURAL

Reinforced 3,000 psi concrete with recess (reduces hydrostatic pressure)  
Reinforced concrete masonry walls on first and second floors  
Reinforced concrete with rake beam partition walls between units

2,500 psi concrete  
Masonry on first floor and wood framing on second floor  
Wood framed partition walls between units – less secure

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\*\* The above comparison is based upon published materials, advertised marketing materials, and visual inspection of competing builders. The information contained herein, is therefore subject to change without notice. \*\*

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### ELECTRICAL

Switched AC outlet in bedrooms  
LED lighting mounted on wall inside bedroom closets  
CAT 6 and RG-6 to all bedrooms and living area w/ home run box  
55 inch high wiring packages for TV's in living room and all bedrooms  
Main panel with exterior breaker – more robust and expandable  
Ultra quiet bathroom exhaust fans  
Fan & light box in ceiling with 4 wire switch in living & all bedrooms

Not offered and/or included in price  
High hat ceiling light or no light provided  
Typically, this is an upgrade IF they do offer it  
Typically, this is an upgrade IF they do offer it  
Main breaker in the interior panel  
Standard issue exhaust fans are loud  
Fan box mount in ceiling

### KITCHEN & BATHROOMS

Brushed nickel faucet with pull down sprayer in kitchen  
3 cm thick granite countertops with undermount sinks in baths  
Standard, 18 inch tall, tile backsplash above kitchen countertop  
Shower and bath tile all the way to the ceiling  
ULTRA quiet bathroom exhaust fans  
High efficiency, quick recovery, 50 gallon hot water heater

Chrome faucet  
Formica countertops and/or cultured marble in baths  
Four inch tall, backsplash with drywall backsplash  
Modular showers/tubs with tile walls  
Standard exhaust fans  
40 gallon, hot water heater

