

Wilmes Drive_

Quality Expectations Table

Selection	Good \$	Better \$\$	Best \$\$\$	Notes & Owner Preferences
Roofing	Asphalt Shingles	Standing Seam Metal	Flat Roof TPO/Parapet	
Exterior Cladding	Fiber Cement Horizontal Lap Vertical Board & Batten	Fiber Cement Complex Profiles Solid Wood	Masonry (Brick/Stone), Stucco, Thermally Modified Wood Siding, Stain Grade Solid Wood	Small extent of brick shown/desired at front of house (reference plans & exterior elevations for extent of brick).
Insulation	Fiberglass, Loose Blown-in	Spray Foam, Rockwool, Netted Blown-in	Continuous Insulation Foam Boards	
Doors	Fiberglass	Fiberglass, Aluminum Clad Wood	Steel, Solid Wood	Specialty slider at kitchen (D5).
Windows	Thermally Broken Aluminum, Fiberglass	Fiberglass Clad Wood, Aluminum Clad Wood (paint grade)	Steel, Aluminum Clad Wood (stain grade)	Majority of windows shown as "typical" sizes for cost purposes. Operable windows shown as casement, though could adjust to hung for cost savings.
Exterior Door & Window Trim	Paint Grade Standard Stock Wood Trim, Break Metal Trim	Wood Trim (stain grade), PVC Trim	Steel Trim	
Interior Window Trim	Drywall Returns, Paint Grade Standard Square Stock Trim Profiles	Custom Trim Profiles and Built-up Profiles (paint grade)	Custom Trim Profiles and Built-up Profiles (stain grade), Trimless with Metal Reglet Profiles	
Interior Door Trim	Standard Square Stock Trim Profiles	Custom Trim Profiles and Built-up Profiles (paint grade)	Custom Trim Profiles and Built-up Profiles (stain grade), Trimless with Metal Reglet Profiles	
Gypsum Board	Textured Drywall	Level 4 Smooth Drywall	Level 5 Smooth Drywall	
Wall Tile & Backsplash	Ceramic, Porcelain	Concrete, Clay	Natural Stone, Handmade/painted, Plaster, Solid Surface	Better \$\$ tile assumed at primary bath, powder, kitchen. Good \$ tile assumed at kids bath, guest bath.
Flooring	Sealed Concrete Slab Cork Laminate Synthetic Carpet	Pre Finished Engineered Wood Flooring (wear layer cannot be sanded and refinished), Large Format Ceramic or Porcelain Tile Natural Fiber Carpet	Site Finished Solid Wood or Engineered Wood Flooring (wear layer can be sanded and refinished) Natural Stone Tile	Concrete floor assumed at all of level 1 except for tile in primary bathroom. Assume quality aggregate to allow for terrazzo treatment of concrete floor. Level 2 & stair to be priced as both cork (option 1) & pre-finished engineered wood flooring (option 2).
Cabinetry	Pre-Manufactured Cabinets (IKEA, Home Depot)	Custom Cabinetry (paint grade)	Custom Cabinetry (stain grade)	Stain grade (if at all) to be kitchen island, all other millwork to be paint grade. Option for pre-manufactured in bathrooms IF cost savings.
Cabinetry Hardware	No Hardware	Integrated Pulls	Cabinet knobs and pulls	Mix, depending on location. Design TBD.
Countertops	Laminate, Butcher Block	Natural Stone (lower tiers, granite) Manufactured Quarts/Solid Surface	Natural Stone (higher tiers marble, quartzite)	
HVAC	One Stage Compressor	Two Stage Compressor	Variable Compressor	2 Units. 1 for upstairs, 1 for downstairs.
Lighting Fixtures	Big Box Store Fixtures	Boutique Stocked Fixtures	Custom Bespoke, Artisan Fixtures, High End Designers	
Low Voltage/Smart Home Features	CAT 5/6 direct internet connections, Doorbell, Garage Door Opener	Built-in speakers, Wireless switches and panels (Casseta Pico Smart Remotes and Sensors), Smart Bulbs	Integrated Wireless Controls via Online App: lighting (scenes), security, sound system, irrigation system controls, landscape lighting, pool controls, automated shades, thermostat etc.	
Plumbing Fixtures	Delta, Moen, Kingston Brass, and American Standard	Kohler, Grohe, Toto	Newport Brass & Waterworks	
Appliances	LG, Samsung, Electrolux, Bosch, Bertazzoni, Fulgor	Thermador, Viking, Blue Star, Dacor	SubZero/Wolf Cove, Miele, Gaggenau	

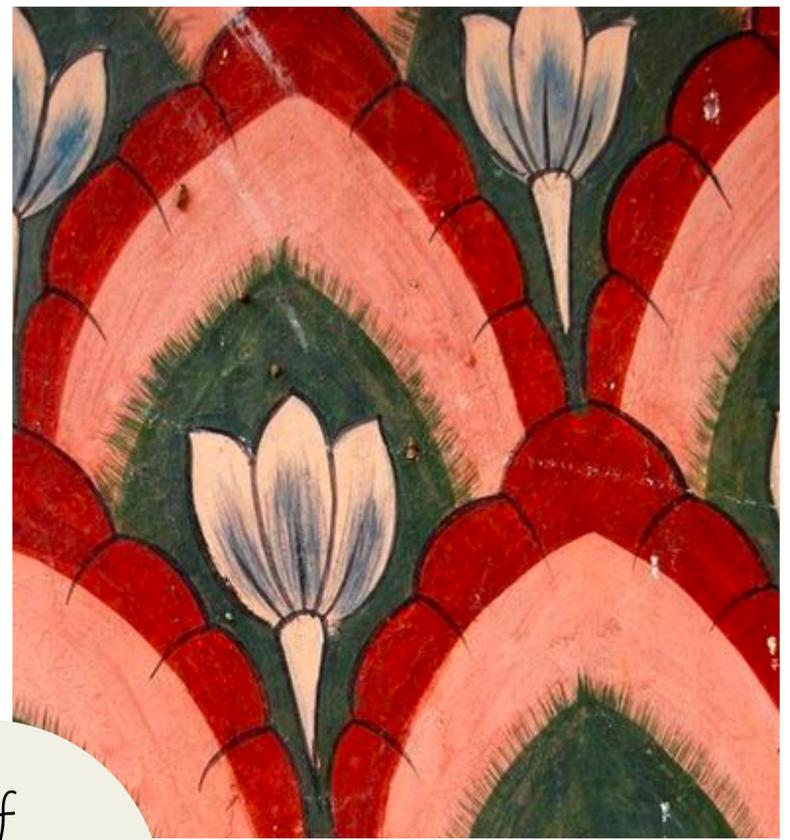


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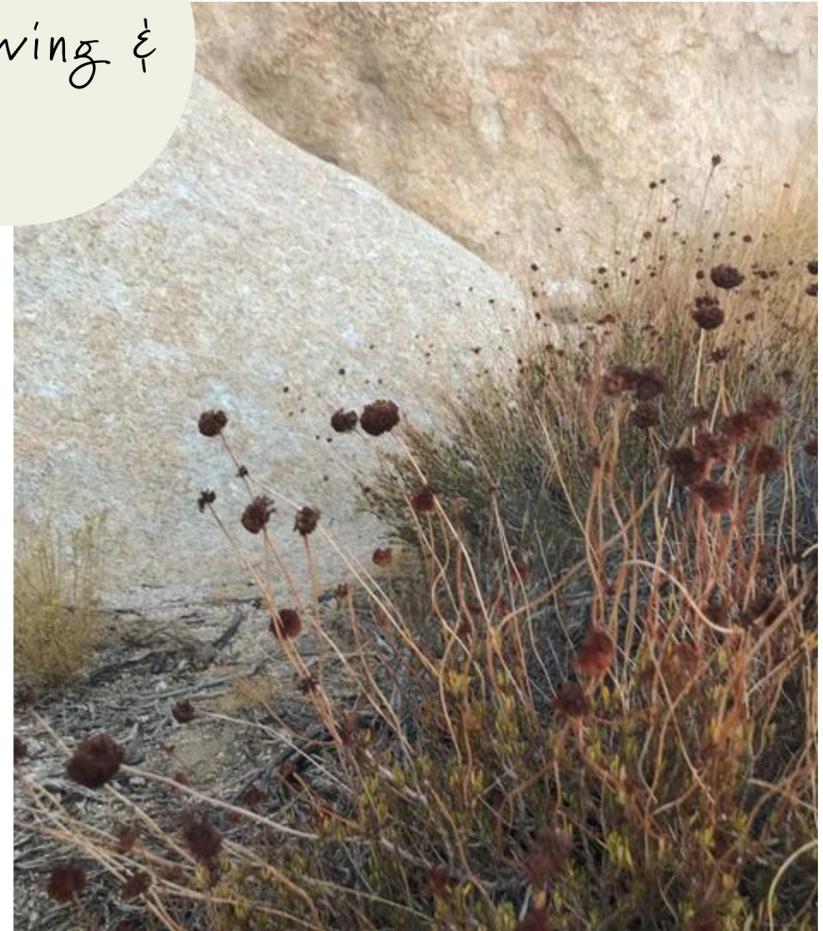
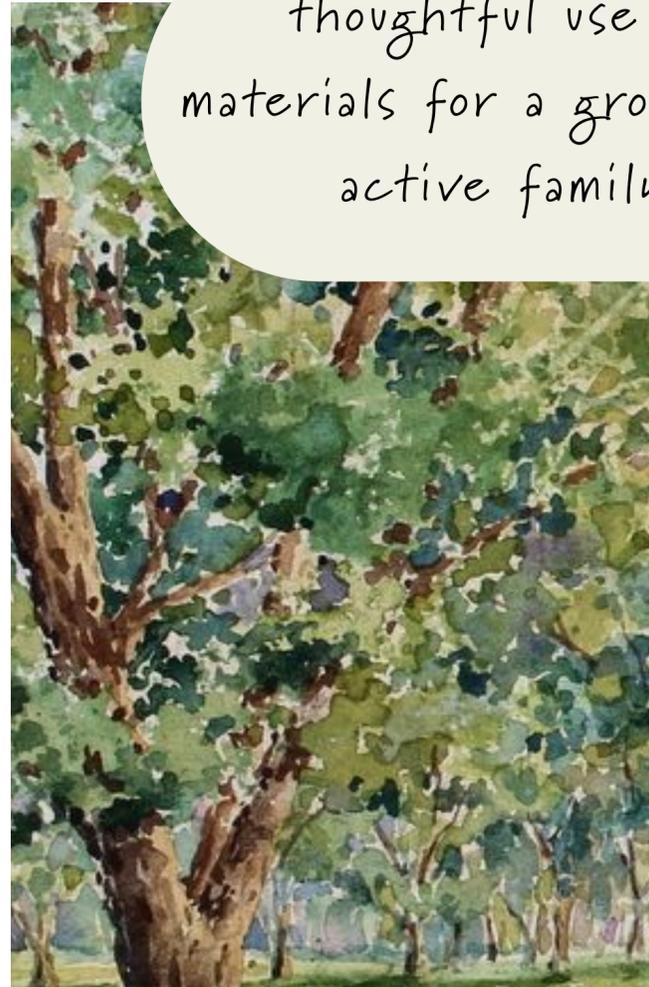
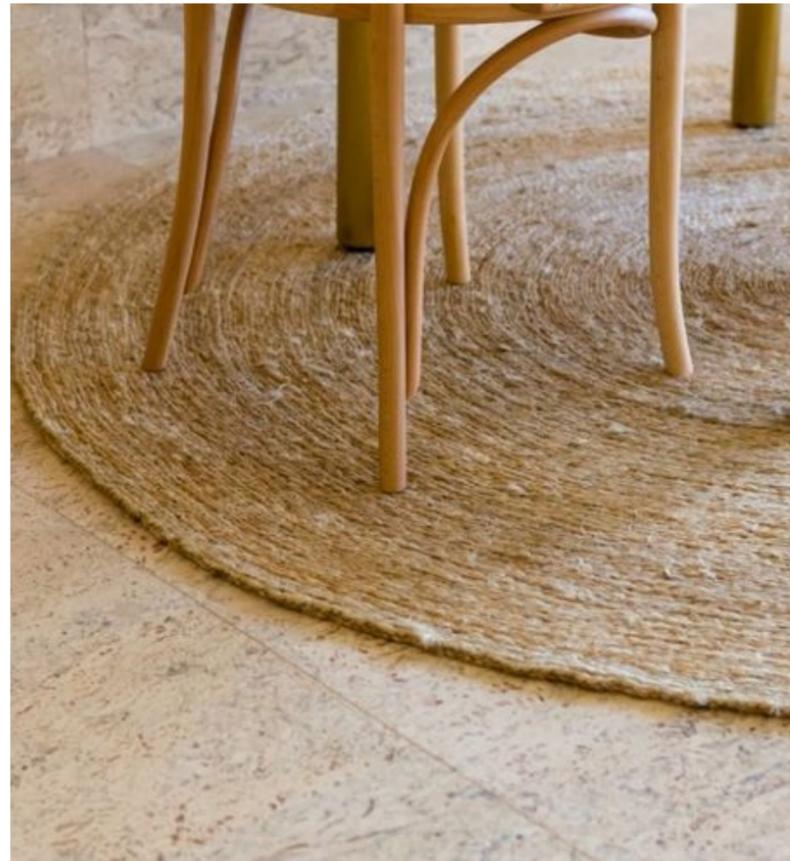
Exteriors Presentation

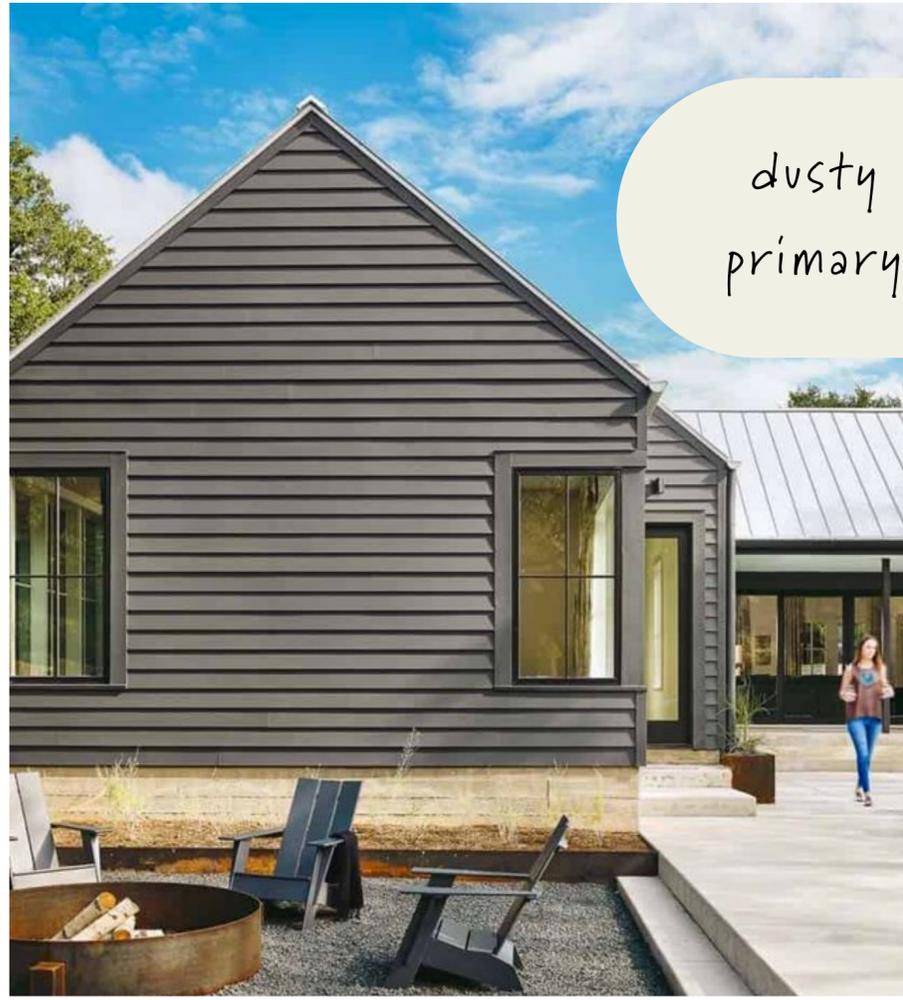


neutral palette with moments of color



thoughtful use of materials for a growing & active family





dusty brown
primary colors



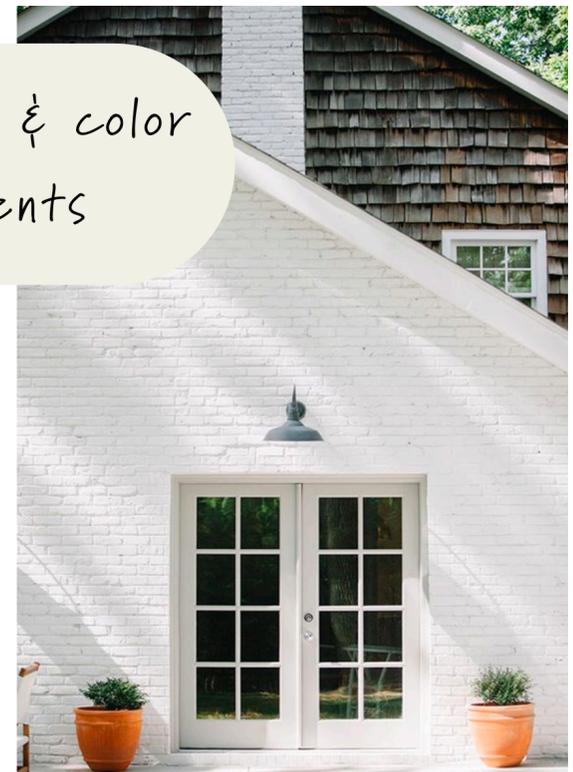
seamless &
inviting



variety of pattern
& texture



material & color
accents



marvin essential windows (fiberglass exterior & interior)



essential casement

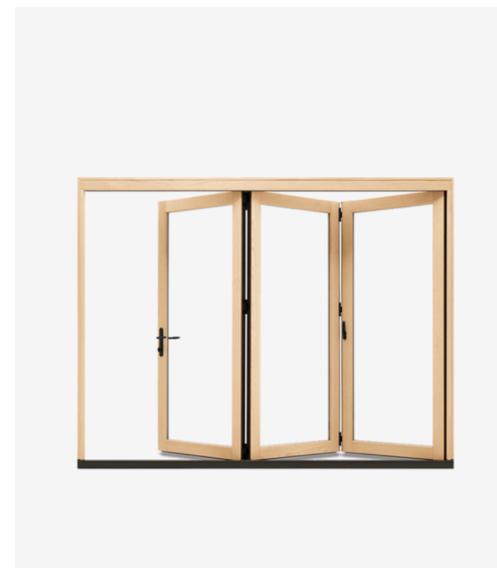


essential picture



essential glider

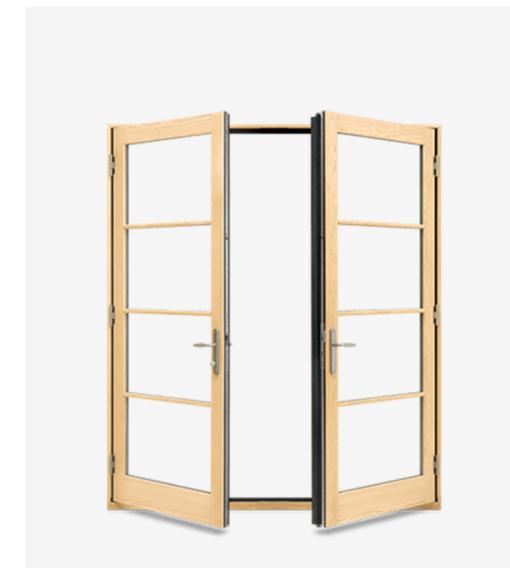
marvin elevate doors (fiberglass exterior, wood interior)



elevate bifold



elevate sliding



elevate swinging

black/bronze
door & window
frames



white door &
window frames



drywall returns currently specified on interior
option: black/bronze or white interior door & window frame



Baldwin Nashville
Mortise Trim
Oil Rubbed Bronze
Finish



1 2 3 4
5 6 7 8
9 0



Option A



House of Antique
Hardware
Providence Rosette
in Oil Rubbed
Bronze

1 2 3 4
5 6 7 8
9 0



Option B

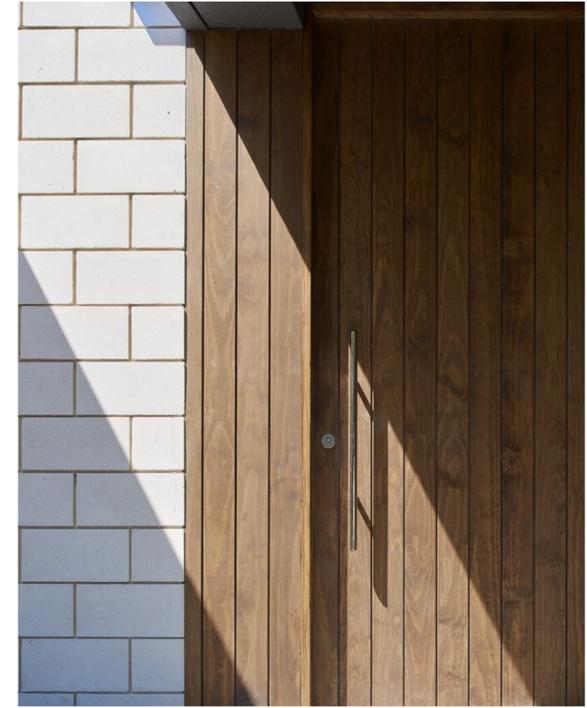




soldier course
brick play



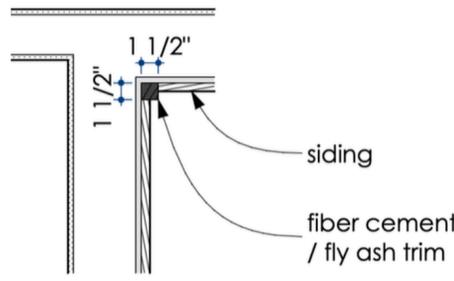
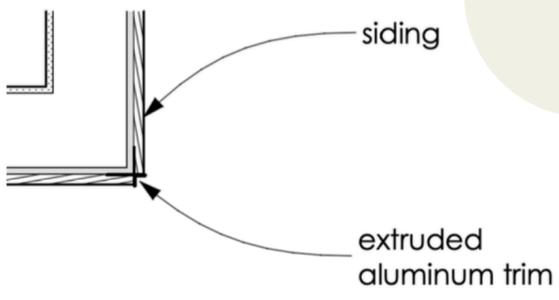
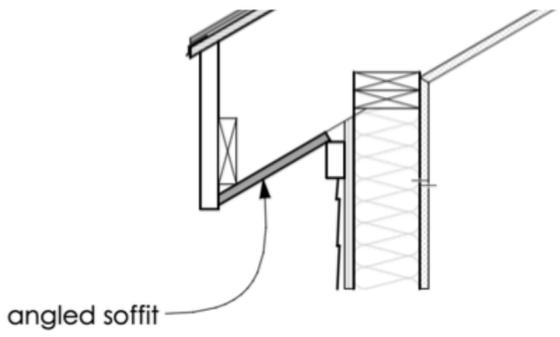
minimal steel
awnings



minimal trim
details



wood accents
(optional upgrade)





Spray foam insulation
(open cell)
In walls & roof plane

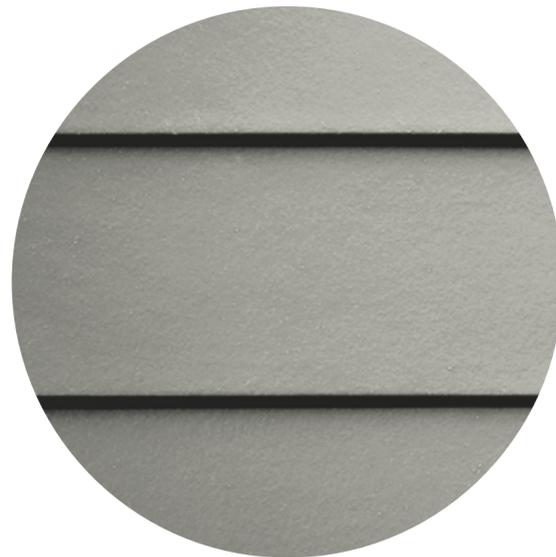


zip panel system
7/16" sheathing
water-resistant barrier

Painted aluminum gutters & downspouts
6" ogee profile gutters & corrugated downspouts
(w leaf guards)



James Hardie
4" & 8" exposure
smooth lap siding



Acme modular brick
velour texture



Tamko
architectural shingles





porch pots
pops of blue



laid-back, native,
country xeriscape
(not in scope)



edge of deck
detailing



natural stain cedar



corten steel edging



decomposed granite



concrete pavers &
Backstar gravel



Craft the home you love.

