

Homes that do more.

## The Science of Building

Certified U.S. Department of Energy **Zero Energy Home** | E.P.A. Indoor AirPLUS Qualified Home

### Energy Efficiency

#### HERS SCORES typically 10 or Below

A HERS Score is a measurement of a home's energy efficiency - similar to the mpg rating for a car. A HERS score allows buyers to compare the energy efficiency of homes they are considering buying. The lower the score, the better. As a comparison, a typical resale home averages a score of 130, a typical new home scores roughly an 100; an Energy Star home scores an 70; and a Zero Energy home scores a Zero. Again - The lower the score, the better.

#### Advanced Building System\*

Built with Thrive Home Builders' premium performance exterior DOUBLE 2x4 Walls with studs staggered at 24" with a 2½" space. The resulting 9½" exterior wall provides amazing benefits including increased money-saving insulation, exceptional energy performance, excellent air barrier support and noise reduction. The layered wall materials create a more consistent and reliable air barrier and the additional materials and wall thickness prevent noise from traveling through the walls - from both inside your home and the noise from outside.

#### 14-inch Raised Heel Roof Trusses

This is where the roof meets the exterior wall. Compare Thrive's 14-inch height to a standard roof truss which is only 4-inches high. The amount of insulation in this home is a full 10 inches deeper across the entire ceiling/attic, allowing for R-50 insulation at exterior wall plane which improves the overall energy efficiency of your home.

#### Solar Electric Power System

A solar electric power system will generate electrical power to lower your electricity bills. System size will vary depending on the home plan and orientation. 20-Year maintenance free with any repairs or services covered at no cost to you. Ask our Community Sales Consultant for more information.

#### Energy Monitoring System

Included with the Solar Power System, the Energy Monitoring System allows you to monitor electricity usage and production presents information in a simple, easy to understand format helping you save on energy bills.

#### Carrier® Infinity Touch Control Wi-Fi Enabled Thermostat

Touch Screen with intuitive, on-screen prompts. Remote access, Smart setback and one-button Touch-n-Go settings.

#### Carrier® 18 SEER Infinity 18VS Heat Pump

Sky-high efficiency. Down-to-earth value. Uncompromising comfort Carrier® Variable-Speed Technology provides precise delivery of heating and cooling in longer, slower speed run times. That equals comfort, savings and quiet operation. Also includes a 97% efficient Carrier® auxiliary furnace.

#### Tankless Water Heater

With a .94 energy factor, a tankless water heater revolutionizes comfort, energy efficiency and convenience with an endless supply of hot water, at a more consistent temperature, whenever you need it. A tankless unit uses less energy, is a fraction of the size and has a typical life expectancy of up to 20 years—twice as long as a typical tank-style

#### Air Conditioning Included at No Extra Cost!

#### Milgard Style Line® Series Windows

As quiet as they are energy efficient, these Low-E, argon gas-filled windows feature high performance glass that reduces the sun's damaging ultraviolet rays which can fade your carpets, curtains and furniture. A typical U-Value of .25 and backed by a Milgard lifetime warranty and meet or exceed ENERGY STAR® qualifications.

#### Blown-In, High-Performance PROPINK® L77 Insulation

This Owens-Corning insulation creates a thoroughly insulated thermal shell. Unlike batt insulation, blown-in fiberglass insulation easily flows around wires, electrical boxes and pipes, and penetrates odd shaped cavities. R-40 in exterior walls, R-50 in attic.

#### Owens Corning EnergyComplete®

Air leakage is one of the biggest sources of heating and cooling loss in a home. EnergyComplete® Sealant seals the leaks and improves your indoor air quality by reducing allergens and outdoor air pollutants, blocks gaps and holes to help keep out insects and other pests, and reduces the flow of moist air that can lead to mold growth in your walls.

#### Owens Corning PINKWRAP®

Surrounds the house with a protective barrier to help seal out energy-robbing leaks and drafts and improve energy efficiency and indoor air quality.

#### 3rd Party Verification

Independent testing by a qualified third-party of the thermal envelope and energy systems with individual inspections to insure adherence to DOE Zero Energy Ready specifications.

### Healthy Home

#### Indoor airPLUS Certified

Recognized by the Environmental Protection Agency, our homes meet the EPA's rigorous guidelines for improved indoor air quality and are built with a comprehensive package of measures to minimize dangerous pollutants, provide continuous fresh air, and effectively filter the air your family breathes.

#### Active Radon System

An active radon system is used to mitigate radon in the home by using vent pipe that runs underneath the slab and up through the attic with the use of a fan.

#### Transfer Grilles

Transfer grilles between rooms improve the energy efficiency of homes by facilitating air circulation and ensure heated or cooled air moves freely throughout the home to promote a more consistent temperature throughout the home.

#### Low VOC paints

Low VOC paints have reduced amounts of Volatile Organic Compounds and use water instead of petroleum-based solvents containing no, or very low levels, of metals and formaldehyde, thereby reducing levels of harmful emissions.

## Interior Comfort

### Front Door and Hardware

Your entrance as modern art. ThermaTru contemporary door and glass design makes a bold statement with clean lines, crisp angles, sleek designs and vintage style. with Schlage® Century touchscreen keyless entry handleset.

### Interior Trim and Hardware

Trim Package with Masonite Lincoln Park smooth panel doors with 1/4-inch base and 3 1/2-inch door casing, and Schlage® Latitude satin nickel door levers.

### Lighting

LED lighting throughout. LED lights are the latest and most exciting technological advancement in the lighting industry. LEDs are small, solid-state light bulbs which are extremely energy efficient, long lasting, light up immediately, and contain no mercury.

### Cabinetry

RSI Lenox Thermofoil cabinets. 42-inch upper cabinets with full depth adjustable shelves, soft close drawer guides. Berenson Bar pull hardware on doors and drawers add a sleek, confident style.

### Kitchen Counters

Slab Granite with flat polished edge in choice of four colors.

### Kitchen Sink

Kohler® stainless undermount kitchen sink with contemporary Kohler® Simplice® high arch stainless faucet and Insinkerator disposal.

### Appliances

Bosch® stainless steel appliances including 30" Dual fuel, 5-burner slide-in range, convection oven, microwave, vented hood and ENERGY STAR® dishwasher.

### Flooring

Main Floor (except Bedroom & Study): Mohawk Engineered 5" Oak Harmon Manor.

Baths & Laundry: Emser Cordova 13" x 13" tile flooring.

Other Locations: Mohawk SmartStrand® Forever Clean carpet.

Mohawk carpet, laminate and engineered hardwood flooring products meet strict U.S. Guidelines and are Healthy Home Certified by credible third-party organizations to be safe and sustainable and meet strict indoor air quality standards.

### Master Bath

Adult height vanities with slab granite counters, two Kohler Archer® undermount sinks with Kohler® Alteo Watersense brushed nickel faucets, Kohler Archer® 5-foot tub, shower sized per plan and Sterling® Windham elongated 1.28 gal. flush china toilet. 13" x 13" ceramic tile surround at tub and shower areas.

### Secondary Baths

Adult height vanity with with slab granite counters, Kohler Archer® undermount sink with Kohler® Alteo Watersense brushed nickel faucets, Sterling All-Pro® 5-foot tub, shower sized per plan and Sterling® Windham elongated 1.28 gal. flush china toilet. 6" x 6" ceramic tile surround at tub and shower areas.

### Powder Bath

Kohler Archer® pedestal sink with with Kohler® Alteo Watersense brushed nickel faucet and Sterling® Windham elongated 1.28 gal. flush china toilet.

### Utility/Laundry Room

Sterling Latitude® sink with with Kohler® Coralais Watersense faucet.

## Thoughtful Design & Convenience

### Ceiling Height

10-Foot Ceilings on 1st Floor, 9-Foot Ceiling on 2nd Floor; Basements are approximately nine-feet per plan (this does not equate to nine foot from floor to ceiling).

### Security System Prewire

Interlogix ZeroWire™ smart home management system offers both lifestyle enhancing and reliable home security features. Provides convenience, flexible coverage and intuitive integration with personal technology devices so users can stay in touch and in control. Includes wiring for two motion detectors, two cameras, thermostat, three dimmers, two moisture sensors and front door lock.

### Media Outlets

Tri port cat5e simultaneous support for phone, Ethernet and television at study and loft. Dual port cat5e/RG6 ethernet for streaming support and television at master BR, family room, two secondary bedrooms.

### Rear Family Foyer

Rear entrance from the garage with Storage Cubbies, Bench, Coat Hooks and Storage Closet (per plan). This is the REAL family entrance where you can hang your coat, take off your boots and drop your backpacks.

### Home Concierge

Thoughtfully located central command station for your family with planning desk, a place to charge your phone, and hang the family bulletin board and calendar, per plan.

### Costco Closet

It's more than a pantry, it's a storage solution to help keep you organized....and a great place for the 40 rolls of TP you just bought!

### Uponor® PEX water distribution system

PEX resists corrosion and freeze-breakage, and PEX doesn't transfer heat like copper plumbing, so it conserves energy, and water flows more quietly through PEX plumbing.

### Garage

2-car attached garage with optional services door. Includes ½ HP garage door opener and two transmitters.

### Landscaping

Zero maintenance front yard and rear yard landscaping on the exterior of fencing per community guidelines with automatic sprinkler system. Cedar fencing with gate.

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Only production builder in the U.S. to win this Innovation in Housing Award 3 years in a row!

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