



standards

What's Included In Your Home?

Sustainable materials and a solid foundation make these homes built to last.

From green features to design characteristics that make a quality home, The Heights community is unlike any new development in Northern Nevada.

standard finishes

Every home at The Heights comes with standard, high-quality features. From the kitchen to the bedrooms, standard features create an extraordinary experience.

Learn more at ryderhomes.com/theheights



Kitchen & Multi-Gen Kitchen Plumbing Fixtures

MOEN

Genta chrome one-handle pulldown kitchen faucet

GX Series garbage disposal and stainless steel Air Switch

STERLING

McAllister® Undermount single-bowl stainless steel kitchen sink

Kitchen Appliances

GE APPLIANCES

GE® 30" Free-Standing Stainless Steel Gas Range



GE® 1.9 Cu. Ft. Over-the-Range Sensor Microwave Oven with Recirculating Venting



GE® Top Control Stainless Steel Dishwasher with Sanitize Cycle & Dry Boost



Bathroom Plumbing Fixtures

Genta Bath Suite featuring chrome one-handle lever faucet; Posi-Temp pressure balancing control valve to maintain water temperature control in the shower or tub/shower.

Logan Square™ white undermount rectangular sink.

Plan 3 Powder Room features the Avalanche® white pedestal bathroom sink.

Maxwell® two-piece elongated ErgoHeight™ toilet featured in all bathrooms.

Ensemble™ bath/shower made of solid

Vikrell® material in secondary bathrooms

Plan 3X Multi-Gen bath features Accord® shower made of solid Vikrell® material



GERBER



STERLING
A KOHLER COMPANY

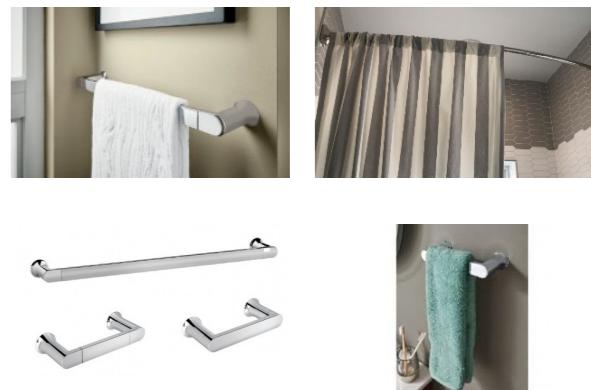


MOEN

Genta chrome accessories are part of the contemporary style Genta Bath Suite. Each bathroom will feature the following:

Master Bathrooms
(1) 24" Towel Bar
(2) Hand Towel Bars
(1) Toilet Paper Holder

Secondary Bathroom
(1) 24" Towel Bar
(1) Toilet Paper Holder
(1) Curved Shower Rod
Powder Room (Plans 3 & 3X)
(1) Hand Towel Bar



Miscellaneous Plumbing Items

BRADFORD WHITE WATER HEATERS

Bradford White Residential Water Heater
50-Gallon, Gas Water Heater



WOODFORD

Woodford Model 10 Hose Bib Faucet
Model 19 is a freezeless and anti-burst
Faucet that will not burst in freezing
weather

Finished Trim and Hardware

Interior Doors -JeldWen Madison Smooth All Panel Molded Wood Composite –Hollow Core.

Baseboards –4-1/2 Craftsman Style

Trim-3-1/4 Square Door Trim

Interior Door Hardware –Schlage Latitude Lever with KinslerTrim

Front Door Entry Hardware -Kwikset 959 Halo Touch Stainless Steel Contemporary Smart Deadbolt, Z-wave paired with Century Handleset and Latitude Lever with Century Trim

Stair Railing

CRAFTSMAN STRAIGHT IRON: Painted Handrail, Newel Posts, Wall and Floor Caps with Vertical Black Iron Balusters

Doors

Front Entry Door -Therma Tru Smooth-Star® Fiberglass 1-Panel Shaker Entry Door with full lite satin etched glass.

8' Interior Doors - Single Panel Fully-Cased, Painted White to match the trim.

Plan 3 & 3X French Door at Rear Deck – Therma Tru Smooth-Star® Fiberglass 1-Panel Shaker Door with full lite clear glass.

Garage Service Door -Therma Tru Smooth-Star® Fiberglass Flush Panel Door

Standard Flooring

Mannington ADURA®MaxVinyl Planks

- Installed at entry, kitchen, dining, bathrooms, and laundry/mud rooms
- AduraVinyl Planks offers water resistant, easy to clean and maintain, and scratch resistant flooring.

Carpet –Mohawk Portico Collection – True Honor

9 Color offerings.

- Installed in all bedrooms/stairs upstairs hallways/family-great room/downstairs halls to bedrooms/WIC/optional dens/bonus rooms
- Waterfall install at stairs.
- Pad –3/8 5 lb. rebond pad.

Bathroom Tile –Emser Giza PorcelianTile

- Tile –Straight Lay –Standard Height
- Mud-in Tile Shower Pan –2x2 Tile – Straight Lay
- Optional Fireplace –12x12 Tile on four sides

Countertops

Countertops –Daltile ONE Quartz

- Low maintenance, Exceptional durability, Heat, stain, scratch & chip resistant
- Kitchen and Multi-Gen/Guest Suite Countertop 2cm countertops with 4cm eased edge; 6" back splash
- Master Bath, Secondary Baths, & Laundry –2cm countertops with 4cm eased edge; 4" splash

Fencing

Fencing –Front, Side & Rear

- The front fence is a 6' cedar horizontal fence as shown below.
- The front to back side yard fence will 6' Vertical Flat Picket Good Neighbor Fence then lowered the last 6' to 4' high
- 4' Flat Picket Good Neighbor Fence (approximately 6' long) will join rear returned split rear fence.
- Rear Fence will be 4' tall 2-rail split rail fence.

Garage Doors

CHI GARAGE DOORS

- C.H.I. Flush Panel Garage Door –No Glass
- Steel back insulated door
- Slide lock and handles
- Vinyl jamb seal
- Factory finished colors to match color scheme



LIFTMASTER

- Double Car Garage -Liftmaster Wall Mounted Elite Series Garage Door Opener #8500WB
- Jackshaft Direct Drive
- WiFiOperated -Smart Phone Control
- Battery Backup
- (2) Transmitters



Single Car Garage -LiftmasterFlush Mounted (ceiling) Opener #8165WB

- ½ HP AC Chain Drive
- WiFiOperated -Smart Phone Control
- Battery Backup
- (2) Transmitters



Light Fixtures

PROGRESS LIGHTING

- Exterior Light Fixtures
- Progress Lighting Cylinder Outdoor Light -12" and 7.25"

JUNO LIGHT

- Interior LED Slim Recessed Downlighting
- Installed at all interior downlighting locations.



Standard Cabinets & Upgrade Options

Stained Cabinet Colors

Chocolate, Ebony, and Shale



Standard Cabinet
2" Shaker -Stained
Sample -Ebony Stain



Cabinet Upgrade #1
3" Shaker -Stained
Sample -Chocolate Stain



Cabinet Upgrade #2
Emerson -Stained
Sample -Shale Stain



Cabinet Upgrade #3
Wilmington -Stained
Sample -Chocolate Stain

Cabinet Upgrade #4 -Painted Cabinets

Paint Colors: Irish Cream, Gauntlet Gray, and On the Rocks



2" Shaker
Sample -Irish Cream



3" Shaker
Sample -Gauntlet Gray



Emerson
Sample -On the Rocks



Wilmington
Sample -Irish Cream

what's in your walls

A home built with esteemed craftsmanship, sustainable features, and modern accents is a Heights home.

Learn more at ryderhomes.com/theheights

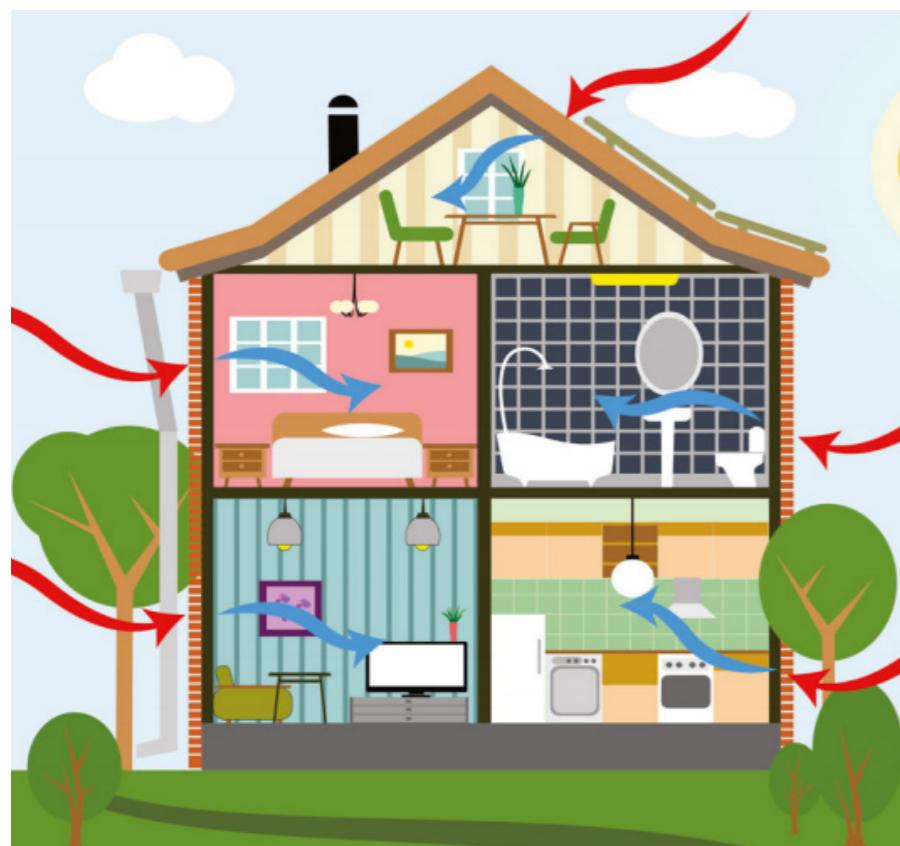


2" x 6" Framing on All Exterior Walls

Providing superior insulation and structural integrity.

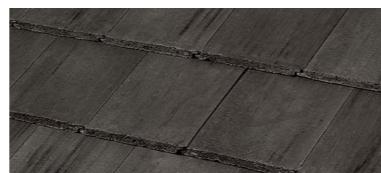
Fully Enclosed Building Envelope

The building envelope includes three parts: the roof, the walls, and the floor. The enclosure begins in the ground with the foundation and floor. It extends out of the ground as aboveground walls, and it's capped with a roof. Together they achieve the same goals of stopping or slowing the flow of air, water, and heat while still allowing the inevitable intrusion of water a way to dry out.



Anti-Siphon Anti-Freeze Exterior Hose Bibs

Your anti-siphon, anti-freeze hose bib has a longer stem, which prevents cold weather from freezing your pipes because the stem washer & seat valve reside inside your house. As an added benefit the anti-siphon stops water or other liquids from being siphoned back into your water supply.



Flat Tile Roofing with a 30-Year Warranty

Durable Boral concrete tile is built to last and perfectly complements the exterior design.



Post Tension Slab on Grade Foundations

Post tension foundations eliminate shrinkage cracking—therefore no joints, or fewer joints, are needed. Cracks that do form are held tightly together when building in foundations in soft or expansive soils.



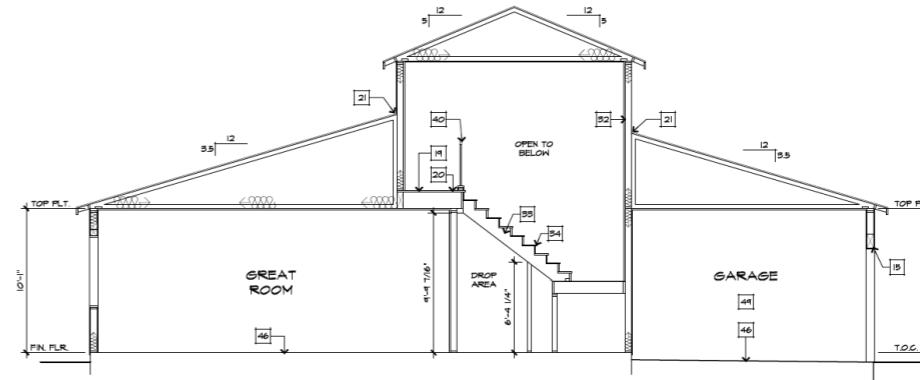
Greenboard with 100% Silicon Caulking in all Wet Areas

Greenboard is a water-resistant drywall panel that is more durable and thicker than gypsum board. The 100% silicon caulking provides sustained benefits, and is permanently flexible, crack-proof, and waterproof.



Dual-Zone 90% Efficiency Heating & Cooling

High-efficiency system engineered and installed to deliver you more comfort, better moisture control, improved indoor air quality, and quieter operation. The dual-zone system lowers your energy bills by only conditioning the rooms you are using.



9' Ceiling Plate

One of our favorite design features are the soaring ceilings that rise to a minimum height of 10' on the first floor and go up to 20' in our two-story floor plans, and all great rooms feature 12' ceilings.

energy saving features

A responsible homeowner cares about the mark they leave on the planet. A home at The Heights is a sustainable home.

Learn more at ryderhomes.com/theheights



Low VOC Paint

All of the paint in your new home meets Green Seal criteria for volatile organic compound (VOC) and toxic substances.

Low-E Vinyl Dual Pane Windows

Windows designed to meet or exceed tough ENERGY STAR® v6 thermal and solar heat gain requirements, saving you money all year long. Energy efficient with a clean, contemporary look adding value and style to your new home.



95% ENERGY STAR® LED Lighting

Your home comes with LED lighting in nearly every room with the exception of a couple bathrooms where halogen lighting is necessary. LED lighting uses at least 75% less energy, and lasts 25 times longer than incandescent lighting.



Xeriscape Front Yard Landscaping

Drought tolerant and low maintenance xeriscaped front yard landscaping designed to ensure proper water runoff to reduce water waste with multi-station timers. Plants with similar water usage requirements are grouped together and separate irrigation valves are installed for the different plant types to prevent low head drainage.



Tightly Sealed Duct Systems

Reducing duct leakage, dust, and ensures that your home operates at the optimum heating efficiency.

Insulation

R-49 Blown Fiberglass Insulation @ Attic



R-21 Insulation @ Exterior Walls



R-19 @ Garage/Living Space



R-30 Insulation @ Floor



smart home features

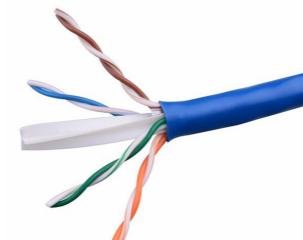
A modern home is a smart home. Homes at The Heights are set up for homeowners to live a life of convenience, saving them time, money, and making it easy to love the home and its capabilities.

Learn more at ryderhomes.com/theheights



Honeywell® Lyric T6 Pro Wi-Fi Thermostat

Simply download the Lyric app and control your thermostat from your smart phone. With easy to use functionality, and smart features that are easy to love, the Amazon Alexa compatible Lyric T6 Pro Wi-Fi gives you in-demand connectivity without the complexity.



CAT6 Cable

CAT6 is the newest iteration and utilizes an exceptionally thick plastic casing that helps further reduce crosstalk. CAT6 cable is 10x faster than CAT5, with 45% less cable, and has a frequency of 550 Mhz.



Kwikset 959 Halo Smart Deadbolt

Front Door Entry
Hardware -Kwikset
959 Halo Touch
Stainless Steel
Contemporary Smart
Deadbolt.



Lutron Caseta Wireless Switches & Smart Bridge

Caseta is a smart lighting control system that allows you to do things like schedule the lighting to adjust with the sunset, and so much more. Use the mobile app or integrate with Alexa to control your lighting using voice controls. Every home includes Lutron's Caseta Wireless smart switches at the entry and for the exterior light controls.

Smart Irrigation WiFi Sprinkler System

The Smart Irrigation WiFi Timer places control of your sprinkler system in the palm of your hand while saving time, water, and money. The app allows control of multiple timers located anywhere in the world; install app on multiple devices, or securely share control with family members and landscapers. Connect to timer programming functions via: mobile device through a WiFi network even away from home; directly from mobile device when in range; or through timer's front control panel.



Ring Video Doorbell

Get instant alerts when visitors press your Doorbell or trigger the built-in motion sensors. Then use the free Ring app to see, hear and speak to guests from your smartphone, tablet or PC.



Modern Steel Garage Door with Wall Mounted Jack-Driven Liftmaster® 8500

The fully insulated modern steel garage doors from C.H.I. complements your tastefully modern home style with steel surfaces with either half or full lite frosted windows. The jack-driven garage door opener from Liftmaster® has a sleek, space-saving design and mounts on the wall beside your garage door, freeing up ceiling space and is fully equipped with Security+2.0®, MyQ®Technology and the Time-to-Close system.