

The logo for Inspire HOMES features a stylized orange house icon above the word "Inspire" in a large, dark blue, sans-serif font. Below "Inspire" is the word "HOMES" in a smaller, orange, sans-serif font.

# Inspire HOMES

## Features and Finishes

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We're here to transform your house into the home you've always dreamed of. That's why we leverage our years of experience to carefully source the highest quality materials and appliances, enhancing the style and functionality of our already impressive home designs. The best part? We view these enhancements as essentials, not extras. This means everything is included in our upfront price, ensuring transparency and simplicity.



# Live Inspired

**Building a home is more than just construction—it's a journey. For many, it's one of the most significant journeys of their lives. At Inspire Homes, we understand the profound nature of this adventure and recognize the investment our customers make, not only financially but also emotionally.**

We aim to start you on a journey that excites and inspires you from the very first day you collaborate with us. As your trusted partner, we will be by your side at every step, offering support and guidance. We want you to enjoy the entire process of building your home, which is why we operate the 'Inspired Way'—to build trust and instill confidence in our team.

The Inspired Way is our pledge to construct beautifully crafted homes that are not only energy-efficient but also conducive to healthy living. We use industry-leading building techniques and proven products. We are committed to transparency and honesty in every aspect of our process, from construction practices to pricing, ensuring you know exactly what to expect.



# What's Included?

We're here to make your home the one you've always dreamed about. It's why we've put our years of experience to good use, personally sourcing the highest quality materials and appliances to add even more style and functionality to our already amazing home designs. And the best part? We see these inclusions as necessities, not extras, so everything is covered in our upfront price.

- ✓ Premium cabinets
- ✓ Quartz countertops throughout
- ✓ Quality Moen fixtures
- ✓ Durable high-grade flooring
- ✓ Modern lighting packages
- ✓ Stylish doors and trim
- ✓ Ductless mini-split heating and cooling systems
- ✓ High efficiency 50-gallon heat pump hybrid electric water heater



# Included Finishes

## PREMIUM PRODUCTS AND CHOICES

### KITCHEN & BATH

#### CABINETS

- ◆ Modern straight-line design premium cabinets with shaker crown molding. Many colors, styles, and wood species to choose from.
- ◆ Base cabinets include full extension under mount drawer guides, full depth solid dovetailed drawers and soft close mechanism.
- ◆ Upper cabinets feature soft close doors and adjustable shelving.

#### COUNTERTOPS

- ◆ 2cm Quartz for both kitchen and bathrooms.
- ◆ Full height backsplash in kitchen, 6" in bathrooms.

#### PLUMBING

- ◆ **Kitchen:** Moen® pull-out faucet.\*
- ◆ Under-mount double bowl stainless steel kitchen sink.
- ◆ **Bathrooms:** Moen water conserving faucets, multiple styles.\*  
Undermount round or rectangular vanity sink(s).
- ◆ **Primary bath:** Tile shower (12x24" tiles) with white fiberglass pan & glass shower door. Acrylic soaking tub per plan.
- ◆ **Main bath:** One piece fiberglass tub/shower per plan (white).
- ◆ Comfort height elongated toilet(s).

### HARDWARE

- ◆ Knob or lever handles.\*
- ◆ Bathroom accessories: Towel bar (one per bath) and rings, toilet paper holder.\*
- ◆ 24"x36" individual mirror & light over each vanity (as long as bath design allows).
- ◆ Poly coated wire shelving in closets and storage areas, or upgrade to full custom closets.
- ◆ Exterior door hardware, grip lever handle, deep throw dead bolt key lock for extra security.\*

### WINDOWS, DOORS & TRIM

- ◆ **Windows:** White vinyl frames including Low E/Argon gas-filled double pane, surpassing energy code requirements. Some home styles include black (painted or capped) exterior w/ white interior.
- ◆ **Front door:** Therma-Tru® fiberglass. Won't dent or corrode like typical steel entry doors or warp and check like wood doors.
- ◆ **Sliding glass doors:** Low E/Argon gas-filled vinyl Class 40, with tempered double pane glass. Per plan.
- ◆ **Interior doors:** Premium hardboard doors in numerous modern styles or classic designs.
- ◆ **Trim:** Door trim to be 2-1/4" square trim with 3-1/2" header, windows to include sill and apron.
- ◆ **Garage door:** Non-insulated white metal with windows. Sized per base plan.

### FLOORING

- ◆ Quality laminate, LVP, or LVT flooring (varies by location) in all main areas such as; entry, kitchen, dining, great room, and hallways.
- ◆ Durable carpet over 8 lb. eco-friendly rebound pad in bedrooms, family rooms, and offices. 20 colors to choose from. 10 year quality/stain resistance warranty.
- ◆ Silver Series luxury vinyl sheet in bathrooms and laundry. Many styles and colors to choose from. 6 year warranty.

### LIGHTING

- ◆ 100% LED high efficient lighting.
- ◆ Generation Lighting's Sea Gull Collection lighting packages.\*
- ◆ Ceiling light style varies per fixture location. **Entry** designer light. **Dining** chandelier. **Bedrooms, hallways, utility, walk in closets, walk in pantries, over kitchen sink and toilet:** flush mount 6" Traverse Lyte Round lights. (Add to other rooms as requested. Kitchens, primary bedroom, etc) **Garage** 4' shop lights.
- ◆ Pendant lights over eating bar (where applicable).

\* Finish color varies by home style

### HOMES W/ 9' WALLS STANDARD (3000+ SQ. FT.) OR UPGRADED

- ◆ 42" Cabinet uppers.
- ◆ Upgraded interior 5" base trim.



# Included Structural Materials

GOING BEYOND OTHER BUILDERS' STANDARDS

## FOUNDATION & CRAWL SPACE

- ◆ 16x8" Footings.
- ◆ Foundation wall per code.
- ◆ Crawl space ground cover: 10 mil. black poly vapor barrier placed over footings and foundation wall.
- ◆ 12" Strip Tyvek® DrainWrap®, protecting wall sheathing from moisture issues.
- ◆ Triple capillary break between pressure treated mudsill and foundation.
- ◆ 4" Thick garage slab.

## FLOORING SYSTEM

- ◆ 9.5" Engineered wood I-Joist floor joists (dimensional lumber at 19.2" o.c.)
- ◆ 3/4" Tongue and groove subfloor, glued/nailed with low VOC glue. Multiple fastening methods ensure a stronger, stiffer floor system, reducing floor squeaks.

## FRAMING

- ◆ 2x6" Kiln dried Douglas Fir studs, exterior wall framing 16" on center. True 8' height.
- ◆ 2x4" Kiln dried Douglas Fir interior wall studs, 16" on center. True 8' interior ceiling height.
- ◆ Bottom sill plate glued/nailed & sealed. Helps ensure a tighter home for better indoor air quality and higher energy efficiency.
- ◆ Insulated headers and corners. Reduces heat loss & energy bills
- ◆ 1/4" Tipped window sills to exterior for water management.
- ◆ Advanced sealing on penetrations into sheathing.

## ROOFING SYSTEM

- ◆ Multiple colors of Owens Corning TruDefinition® Duration® comp roof shingles with SureNail® Technology, 130 mph wind rating and StreakGuard® algae resistance protection for superior home protection.
- ◆ High performance synthetic underlayment.
- ◆ Ice and water shield with 2" drip edges.
- ◆ 11" Continuous ridge venting for superior attic ventilation.
- ◆ Superior flashing + weather inhibitors for sustainability.
- ◆ Continuous white aluminum gutters with downspouts.

## SIDING & TRIM

- ◆ Cement lap siding.
- ◆ Belly band and frieze board in gables.
- ◆ DuPont™ Tyvek® DrainWrap™ air and moisture barrier & flashing.
- ◆ Pan flashed window install system.
- ◆ High backed flashing for excellent protection from water.
- ◆ All seams of house wrap taped.

## MECHANICAL SYSTEMS

### HEATING/COOLING

- ◆ Ductless mini-split heating and cooling systems with supplemental electric zoned heating system where needed. Individual mounted thermostats in each room. 100% efficient and unobtrusive.
- ◆ High efficiency 50-gallon heat pump hybrid electric water heater.

### PLUMBING

- ◆ PEX-a advanced piping system for assured leak and freeze break protection.
- ◆ Front and rear exterior frost-free hose bibs.
- ◆ Water/Ice supply for refrigerator.

## ELECTRICAL

- ◆ 200 Amp electrical panel.
- ◆ GFCI outlets in kitchen, bath, garage and 2 exterior.
- ◆ Designated microwave outlet above range.
- ◆ Hard wired smoke detectors with battery backup.
- ◆ CO2 hardwired detectors, where required.

## VENTILATION

- ◆ Panasonic Whisper series, Energy Star continuous operating, moisture sensing bath fans.
- ◆ Garage fan to exhaust dangerous build up of fumes and moisture.

## INSULATION AND SHEETROCK

- ◆ **Exterior walls:** R-23.5 blown in wall insulation.
- ◆ **Ceiling:** R-49 blown-in attic insulation. R-38 high density in raftered ceilings.
- ◆ **Floor:** R-30 batts.
- ◆ Home is checked as seasonally appropriate with moisture meter to ensure proper drying before sheetrock installation begins.
- ◆ Advanced drywall application minimizing air leakage.
- ◆ **Attached garages:** Sheetrocked walls and ceiling. Fire taped only where required for fire blocking.

## PAINT

- ◆ **Exterior:** 2 Colors of premium paint for body, trim and gable.
- ◆ **Interior:** 1 Color of premium paint for walls and ceiling. 1 Color of premium paint for trim.
- ◆ No/Low VOC caulks, sealants and primers are used when applicable.



# Backed by One of the Best Warranties in the Industry!



## Lifetime Structural

All our homes are inspected by our trained professionals using an extensive checklist prior to completion. This ensures that the structural components not only exceed the minimum code requirements but also meet our rigorous standards. That's why we can confidently offer you a warranty on these components for as long as you own your home.



## 5-Year Mechanical

While most people think of a house as a static object, we understand that homes are dynamic systems. The envelope, space conditioning, ventilation, plumbing, and electrical systems must all work in harmony to ensure your home performs optimally, regardless of the season or external conditions. That's why we only use the best components and provide a 5-year warranty on all mechanical items.



## 3-Year Doorknob to Doorknob

Settle into your new home with the assurance that everything, from doorknob to doorknob, will be defect-free for the first three years. We ensure that all items meet or exceed the National Residential Construction Performance Guidelines, as well as the high performance standards we demand from our trades and team.



### Specific product warranties by manufacturer to you, the homeowner:

- ◆ Limited Lifetime warranty on roof shingles
- ◆ Limited Lifetime warranty on windows
- ◆ Limited Lifetime warranty on entry door.
- ◆ 25 year limited warranty on siding
- ◆ 10 year quality/stain resistance warranty on carpet
- ◆ 6 year limited warranty on vinyl
- ◆ 5 year limited warranty on cabinets/ lifetime limited warranty on drawers, guides, and hinges



Don't hesitate to contact us with any questions that you may have or to schedule a free site evaluation. We'd be delighted to talk with you about the possibilities of a new home for you and your family.

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