

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

We're here to make your home the one you've always dreamed about. That'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.



Live Inspired

Building a home is a journey. For most people, it's one of the most important journeys of their lives. At Inspire Homes, we have always known this and have never underestimated the investment our customers are making, not just financially, but emotionally.

We want to start you on a journey that excites and inspires you from the first day you work with us. As your trusted partner, we'll be there for you at every step of the way to help and guide you. We want you to enjoy every step of building your home, so we do things the Inspired Way to build trust and confidence in our team.

The Inspired Way is our commitment to build beautifully crafted homes that are energy efficient and healthy by using industry-leading building techniques and proven products. We are committed to being completely open and honest about how we build and how much it costs, so 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
- ✓ Complete 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 custom 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, in chrome.
Under-mount double bowl stainless steel kitchen sink.
- ◆ **Bathrooms:** Moen water conserving faucets, multiple styles in chrome
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 in brushed nickel.
- ◆ Bathroom accessories: Towel bar (one per bath) and rings, toilet paper holder in brushed nickel.
- ◆ 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 in brushed nickel finish, 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 .27, .24, or .20 U value depending on location. 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 depending on location for flooring 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 many styles and colors to choose from with a 6 year warranty.

LIGHTING

- ◆ 100% LED high efficient lighting.
- ◆ Generation Lighting's Sea Gull Collection lighting packages. Finish color varies on home style.
- ◆ 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).

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. (dimensional lumber at 16" o.c.)
- ◆ 3/4" Tongue and groove subfloor, glued/nailed with low VOC glue. Multiple fastening methods insure 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 insure 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.
- ◆ 4 USB outlets.
- ◆ 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 insure 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 prior to cover using an extensive checklist to ensure that the structural components exceed code minimum and were installed to meet our rigorous standards. That's why we can confidently offer you a warranty on all those components for as long as you own your home.



5-Year Mechanical

While most people think of a house as a static object, we know that homes are functioning systems. The envelope, space conditioning and ventilation, plumbing systems, and electrical systems all need to work in concert to ensure your home performs regardless of the season or the conditions outside. That's why we only use the best components and stand by all mechanical items for 5 years.



3-Year Doorknob to Doorknob

Settle into your new home with the comfort that comes from knowing that everything in your home will be defect free from doorknob to doorknob for the first 3 years. We ensure all items meet or exceed the National Residential Construction Performance Guidelines as well as our high level of expectations of performance that we require 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.

360.707.2112

info@inspirehomes.com

InspireHomes.com