# Sapphire Series Specifications

**APPLICABLE CURRENT BUILDING CODES**

- 2019 California Residential Code
- California Mechanical Code; CalGreen
- California Plumbing Code; California Energy Code – Title-24

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Exterior:</strong></td>
<td></td>
</tr>
<tr>
<td>Siding</td>
<td>Fiber Cement, Horizontal Lap, Cedar-grain w/ 8” reveal</td>
</tr>
<tr>
<td>Siding Underlayment</td>
<td>Tyvek Residential HomeWrap</td>
</tr>
<tr>
<td>Paint</td>
<td>PPG® Exterior Paint CalGreen compliant Low or No VOCs</td>
</tr>
<tr>
<td>Paint Color</td>
<td>Two Colors, Body &amp; Trim; Add an Accent Color (Upgrade)</td>
</tr>
<tr>
<td>Trim</td>
<td>Fiber Cement 3.5” with 5.5” header on top</td>
</tr>
<tr>
<td>Fascia</td>
<td>Fiber Cement 7.25” Trim</td>
</tr>
<tr>
<td>Soffit</td>
<td>Fiber Cement Vented Smooth</td>
</tr>
<tr>
<td>Windows</td>
<td>Single-Hung Vinyl, Low-E, Dual-Glazed, w/ Argon gas</td>
</tr>
<tr>
<td>Window Grid</td>
<td>No grids (standard); grids available (Upgrade)</td>
</tr>
<tr>
<td>Roofing</td>
<td>Owens-Corning - Oakridge Composition Shingles (Limited Lifetime Warranty, standard)</td>
</tr>
<tr>
<td>Cool Roof Shingles</td>
<td>(Upgrade)</td>
</tr>
<tr>
<td>Roofing Underlayment</td>
<td>30-LB Felt</td>
</tr>
<tr>
<td>WUI High Fire Specs</td>
<td>Wildland Urban Interface High-Fire Hazard Zone specifications, as required by CalFire or if requested by any Client. (Upgrade)</td>
</tr>
<tr>
<td>Front Door</td>
<td>36” x 80” 3-Panel Flat Craftsman Fiberglass painted entry door</td>
</tr>
<tr>
<td>Front Door Option</td>
<td>Wood-style Grain Fiberglass entry door or Half / Full Lite (Upgrades)</td>
</tr>
<tr>
<td>Front Door Hardware</td>
<td>Satin nickel exterior hardware with Thumb-open and Deadbolt</td>
</tr>
<tr>
<td>Rear Door</td>
<td>32” x 80” 3-Panel Flat Craftsman Fiberglass painted exterior door</td>
</tr>
<tr>
<td>Rear Door Hardware</td>
<td>Satin nickel, lever handle with Deadbolt</td>
</tr>
<tr>
<td>Crawl Space Access</td>
<td>By Site Contractor, in Exterior of Foundation Wall</td>
</tr>
<tr>
<td></td>
<td>Interior Access in floor of home, if specified in PLANS (Upgrade)</td>
</tr>
<tr>
<td><strong>Interior:</strong></td>
<td></td>
</tr>
<tr>
<td>Drywall Finish</td>
<td>Knock-Down Textured Finish</td>
</tr>
</tbody>
</table>
Drywall Corners
Rounded Throughout

Paint
® Paint throughout, CalGreen No VOC paints
One Body Color, Shasta White

® Pick color for the Paint Body Color, One max (Upgrade)

Paint Sheen
Walls and Ceiling in Bed/Living/Hallways - Eggshell
Walls and Ceiling in Kitchen/Baths/Utility - Semi-Gloss
Doors and Trim - Pure White Semi-Gloss
If required, Flat Paint to be done by Site Contractor

Interior Doors
White Raised 3-Panel, Hollow-Core (standard); Solid-Core (Upgrade)

Interior Door Hardware
Lever Knobs - Brushed Nickel

Door / Window Trim
Craftsman Package - 2.75” sides with 3.5” header piece
Baseboards
5.5” square
Closet Shelving
11.25” with Hanger Rod below
Window Sills
Craftsman Sill with trim and apron

Cabinets
European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware, 2” Crown Moulding on top
9 Styles and Colors to Choose from
All Hardwood Face Frames and Doors with Solid Plywood Boxes

Cabinet Height
42” hanging wall cabinets; Add Soffit (Upgrade)

Doors & Drawers
Hardwood with Soft Close

Drawer Guides
Full Extension with Soft Close

Hardware
Knobs and Handles - Brushed Nickel

Additional Options
Built-in Oven, Wine Storage, Wall China, Base Bookshelf, Lazy Susan,
Pots/Pans Drawer, Built-in Trash Can, etc. (Upgrades)
Custom Cabinet Design with 3D renderings (Upgrade)

Laundry Room Options
Cabinet over washer/dryer, Linen cabinet, Laundry sink with Base-cabinet and granite countertops (Upgrades)

Countertops
Granite in kitchen and all bathrooms
Oversized islands, bars, or special areas (Upgrades)

Countertop Options
Custom Quartz, specialty granite, wood or others (Upgrades)

Backsplashes
4” Granite

Backsplash Options
7” Granite or full backsplash (Upgrades)

Attic Access
Per PLAN

Kitchen/Laundry:

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Standard = Included in the base price for the Modular home
Upgrade = Available for an Additional expense

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Current as of 3/01/2020 - Subject to Change
Cabinets
European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware, 2” Crown Moulding on top
All Hardwood Face Frames and Doors with Solid Plywood Boxes

Cabinet Height
46” hanging wall cabinets

Doors & Drawers
Hardwood with Soft Close

Drawer Guides
Full Extension with Soft Close

Hardware
Knobs and Handles - Brushed Nickel

Additional Options
Built-in Oven, Wine Storage, Wall China, Base Bookshelf, Lazy Susan, Pots/Pans Drawer, Built-in Trash Can, etc. (Upgrades)
Custom Cabinet Design with 3D renderings (Upgrade)

Laundry Room Options
Cabinet over washer/dryer, Linen cabinet, Laundry sink with Base-cabinet and granite countertops (Upgrades)

Countertops
Granite in kitchen and all bathrooms
Oversized islands, bars, or special areas (Upgrades)
Custom Quartz, specialty granite, wood or others (Upgrades)

Backsplashes
4” Granite

Kitchen Sink
9” deep Stainless Steel Double Bowl

Kitchen Faucet
Single Lever Gooseneck with Sprayer in Brushed Nickel

Garbage Disposal
½ HP with continuous feed; InSinkErator (Upgrade)

Pantry Shelving
11.25” - Minimum 3 shelves with 1’-6” vertical spacing

Appliances

Range
Stainless Steel; Electric or Gas

Range Ventilation
Stainless Steel Electric Hood

Dishwasher
Stainless Steel

Refrigerator
Plumbed for ice-maker; Refrigerator By Client or Site Contractor

Microwave
Over Range Microwave substituted for Hood (Upgrade)

Washer and Dryer
None (standard)

Omit All Appliances
Omit Range, Hood, and Dishwasher for Credit

Master Bath:

Shower
Composite Shower Pan with Composite Wall Panels

Tub
Alcove Tub with Composite Panel Walls
Substitute - Concrete Backer Board Prep for Tile instead of composite wall panels (NO COST)

Drop-in Tub (per PLAN)
Oval Leisure Tub with granite tub deck/front, deck mounted faucet and 4” Granite backsplash (Upgrade)

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### Drop-in Tub options
Add electrical for Tub-jets or heater *(Upgrade)*

### Water Saving Fixtures
All Fixtures are EPA “WaterSense” and CalGreen Certified

### Tub/Shower Faucets
Single Lever Diverter - Brushed Nickel

### Tub Faucets
Dual-Handle - Brushed Nickel

### Shower Head Height
7’, or height as requested

### Lavy
Dual China Sink with Overflow

### Lavy Faucet
Single Handle Lavy Faucet, Brushed Nickel

### Water Closet
Elongated, Dual-flush

### Mirror
Beveled Edge, Above Sink

### Medicine Cabinet
Recessed

### Hardware
24” Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel

### Cabinets
European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware

### Ventilation
Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

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**Other Full Bathroom(s):**

### Tub/Shower
Alcove Tub with Composite Panel Walls  
**Substitute** - Concrete Backer Board Prep for Tile instead of composite wall panels (NO COST)

### Water Saving Fixtures
All Fixtures are EPA “WaterSense” and CalGreen Certified

### Tub/Shower Faucets
Single Lever Diverter - Brushed Nickel

### Shower Head Height
7’, or height as requested

### Lavy
Single China Sink with Overflow

### Lavy Faucet
Single Handle Lavy Faucet, Brushed Nickel

### Water Closet
Elongated, Dual-flush

### Mirror
Beveled Edge, Above Sink

### Medicine Cabinet
Recessed

### Hardware
24” Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel

### Cabinets
European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware

### Ventilation
Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

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**Electrical:**

### Main Panel
200 AMP Electrical Service with Electric Car Charging Circuit

### Meter Panel option
Meter Base Panel on exterior wall *(Upgrade)*

### Solar Power
Standard electrical panel in the home is “Solar Ready.” Solar materials and labor by Site Contractor.

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<table>
<thead>
<tr>
<th><strong>Switches</strong></th>
<th>Leviton Decora switches and outlets</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Light Bulbs</strong></td>
<td>LED integrated bulbs in all lighting fixtures</td>
</tr>
<tr>
<td><strong>Exterior Entry Lights</strong></td>
<td>(1) LED Wall Light per exterior door</td>
</tr>
<tr>
<td><strong>Walk-in Closet Lights</strong></td>
<td>LED Recessed Light(s) (1-2)</td>
</tr>
<tr>
<td><strong>Kitchen Area Lights</strong></td>
<td>LED Recessed Lights (5)</td>
</tr>
<tr>
<td><strong>Dining Room</strong></td>
<td>Junction box for a Chandelier with blocking; Chandelier by Site Contractor</td>
</tr>
<tr>
<td><strong>USB Receptacle</strong></td>
<td>(1) in Kitchen Area to charge electronic devices</td>
</tr>
<tr>
<td><strong>Island or Bar Lighting</strong></td>
<td>Canned LED Lights/Pendants <em>(Upgrade)</em></td>
</tr>
<tr>
<td><strong>Hall Lighting</strong></td>
<td>LED Recessed Light(s) (1-2)</td>
</tr>
<tr>
<td><strong>Laundry Lighting</strong></td>
<td>LED Recessed Light(s) (1-2)</td>
</tr>
<tr>
<td><strong>Bathroom Vanity Light</strong></td>
<td>2 or 3-Light, Brushed Nickel based on Vanity size, on Occupancy Sensor</td>
</tr>
<tr>
<td><strong>Bedrooms Light</strong></td>
<td>Ceiling Mounted Flush Light with Brushed Nickel Trim</td>
</tr>
<tr>
<td><strong>Stairwell Lighting</strong></td>
<td>(1) Recessed Light at Bottom and Top, plus at landings per CODE</td>
</tr>
<tr>
<td><strong>Add Lighting option</strong></td>
<td>Additional Recessed lights, Under/Over Cabinet Lighting <em>(Upgrade)</em></td>
</tr>
<tr>
<td><strong>Fans</strong></td>
<td>Prep for fan <em>(Upgrade)</em>, Fans by Site Contractor</td>
</tr>
<tr>
<td><strong>Data Closet Prep</strong></td>
<td>(1) Faceplate with Conduit Stubbed to the bottom of floor joists, no wire</td>
</tr>
<tr>
<td><strong>Dryer Hookup</strong></td>
<td>Recessed Box with dedicated vent to outside in floor system rim</td>
</tr>
<tr>
<td><strong>Exterior Outlets</strong></td>
<td>(2) GFCI with All-weather Covers</td>
</tr>
<tr>
<td><strong>Safety</strong></td>
<td>ARC Fault Breakers throughout home</td>
</tr>
<tr>
<td><strong>Detectors</strong></td>
<td>Hard-wired Smoke &amp; Carbon Monoxide Detectors per CODE</td>
</tr>
</tbody>
</table>

**Plumbing:**

| **Shut Off Valves** | Angle-stops at all vanities and toilets; Whole-house shutoff at main inlet |
| **Water Heater** | 40 Gallon Gas with Earthquake Bracing |
| **-Tankless Gas option** | Rinnai® *(Upgrade)* |
| **-Tank Electric option** | Rheem® Prestige 50 Gallon Electric EcoNet Enabled Hybrid *(Upgrade)* |
| **-Exterior Access** | Exterior door painted same color as siding *(Upgrade)* |
| **Water Supply Plumbing** | PEX piping - Strong, flexible, quiet, and corrosion-resistant |
| **Waste Plumbing** | ABS piping |
| **Gas Lines** | Gas Piping from fixture stubbed to bottom edge of floor structure |
| **Utility Plumbing** | Plumbing for Washer with shut-off valves and plumbing Gas Dryer |
| **Gas Dryer Plumbing** | If requested by Client in order, stubbed to bottom edge of floor structure |
| **Hose Bibs** | (2) included on exterior |

**Mechanical:**

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### Air Handler
- Fan Coil Unit for Heat Pump (Electric)

### Duct System
- Insulated per Title 24 and Mechanical plans

### Ventilation Whole House
- Energy Recovery Ventilator (ERV) Fresh-air System

### Ventilation Baths/Utility
- Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

### Air Return
- Ducted Air Returns

### Exterior Unit
- Condensing Unit for Heat Pump on pad outside of home by Site Contractor

### Mini-Split Heat Pump
- Engineered item per PLANS, ducted or ductless (Upgrade)

### Flooring:
<table>
<thead>
<tr>
<th>Section</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring Wet Areas</td>
<td>None (standard)</td>
</tr>
<tr>
<td>Flooring Dry Areas</td>
<td>None (standard)</td>
</tr>
<tr>
<td>All Flooring</td>
<td>Supplied and Installed by Site Contractor</td>
</tr>
<tr>
<td>Tile Prep</td>
<td>Backer-board Prep for Tile Floors (Upgrade)</td>
</tr>
</tbody>
</table>

### Décor:
- Window Coverings: None
- Blinds: None

### Structural:
<table>
<thead>
<tr>
<th>Section</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Joist</td>
<td>2X12 Double Rims with Floor Trusses, or per PLANS</td>
</tr>
<tr>
<td>Floor Decking</td>
<td>23/32 Tongue &amp; Groove OSB</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>2X6 - 16” On Center</td>
</tr>
<tr>
<td>Wall Height</td>
<td>9’ first level, 8’ (if applicable) second level; Per custom PLAN (Upgrade)</td>
</tr>
<tr>
<td>Interior Walls</td>
<td>2X4 (minimum)</td>
</tr>
<tr>
<td>Roof Pitch &amp; Load</td>
<td>5/12 Roof Pitch with 30 lb roof load, or per PLANS</td>
</tr>
<tr>
<td>Roof Trusses</td>
<td>Steeper Roof Pitch or High Snow Load roofs (Upgrades)</td>
</tr>
<tr>
<td>Eaves &amp; Overhangs</td>
<td>24” On Center with 7/16” OSB roof sheathing</td>
</tr>
<tr>
<td>Ceiling</td>
<td>Longer eaves or ship loose kit per PLANS (Upgrade)</td>
</tr>
<tr>
<td></td>
<td>Cove/Trey or Vaulted per PLANS (Upgrade)</td>
</tr>
</tbody>
</table>

### Fire Sprinklers:
- Project & PLAN Specific Engineered Design (Upgrade)

### Energy Efficiency:
- Insulation: EcoBatt® formaldehyde-free insulation from Knauf

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- **Floor** R-30
- **Walls** R-19
- **Ceiling/ Roof** R-38
- **Air & Vapor Barrier** Sill Seal with Vapor Barrier

**Covered Porch**
Per PLAN if built in Factory *(Upgrade)*
Deck Framing - Pressure Treated 2x
Decking - Composite
Square Baluster - Composite
Porch Columns - Craftsman style
Fiber Cement ceiling with 2 recessed LED Lights

**Other Options:**
From Your Imagination
Please Just Ask! The core mission of Cutting Edge Homes is to build a home that you will simply love. We want to provide options so that you are happy with your home after you move in, turning your imagination into a beautiful home for your family. If there is something that you absolutely must have in your home please ask and we will do everything that we can to accommodate you. There are limitations to what we can provide in the Factory, but we can modify the specifications so that anything we cannot install in the Factory can be done by the Site Contractor.

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