



## Sapphire Series Specifications

### APPLICABLE CURRENT BUILDING CODES

2019

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

Item	Description
<b>Exterior:</b>	
Siding	Fiber Cement, Horizontal Lap, Cedar-grain w/ 8" reveal
Siding Underlayment	Tyvek Residential HomeWrap
Paint	Exterior Paint Shipped Loose for On-Site Application by Site Contractor.  ® Exterior Paint CalGreen compliant Low or No VOCs
Paint Color	Two Colors, Body & Trim; Add an Accent Color ( <b>Upgrade</b> )
Trim	Fiber Cement 3.5" with 5.5" header on top
Fascia	Fiber Cement 7.25" Trim
Soffit	Fiber Cement Vented Smooth
Windows	Single-Hung Vinyl, Low-E, Dual-Glazed, w/ Argon gas
Window Grid	No grids (standard); grids available ( <b>Upgrade</b> )
Roofing	Owens-Corning - Oakridge Composition Shingles (Limited Lifetime Warranty, standard) Cool Roof Shingles ( <b>Upgrade</b> )
Roofing Underlayment	30-LB Felt
WUI High Fire Specs	Wildland Urban Interface High-Fire Hazard Zone specifications, as required by CalFire or if requested by any Client. ( <b>Upgrade</b> )
Front Door	36" x 80" 3-Panel Flat Craftsman Fiberglass painted entry door
Front Door Option	Wood-style Grain Fiberglass entry door or Half / Full Lite ( <b>Upgrades</b> )
Front Door Hardware	Satin nickel exterior hardware with Thumb-open and Deadbolt

Rear Door	32" x 80" 3-Panel Flat Craftsman Fiberglass painted exterior door
Rear Door Hardware	Satin nickel, lever handle with Deadbolt
Crawl Space Access	By Site Contractor, in Exterior of Foundation Wall Interior Access in floor of home, if specified in PLANS (Upgrade)

### **Interior:**

Drywall Finish	Drywall hung, seams fire-taped behind cabinets and any covered areas. Textured Finish and all Interior Paint by Site Contractor (including taping seams)
Drywall Corners	Rounded Throughout
Paint	Interior Paint Shipped Loose for On-Site Application by Site Contractor. PPG® Paint Provided, CalGreen No VOC paints Color - Shasta White PPG® 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 Mudding, Texture & Painting 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
Attic Access	Per PLAN

### **Kitchen/Laundry:**

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	42" hanging wall cabinets

#### DEFINITIONS

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Site Contractor =	A Licensed California Contractor who will provide labor and some materials to complete the required work at the construction site (in direct contract with you).
PLAN (OR) PLANS =	The complete set of Factory Built Housing (commonly called "Modular") plans approved by a State of California 3rd Party Design Approval Agency as complete and ready to construct in the Factory.
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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	Recessed Washer Box with electric or gas dryer hook-up
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**



All Supplied Electric Appliances are EPA Certified Energy Star

Range	Prepped for Electric Range (Range Not Included) (Upgrade)
Range Ventilation	Stainless Steel Electric Hood
Dishwasher	Stainless Steel, GE or Frigidaire, Energy Star
Refrigerator Prep	Plumbed for ice-maker; Refrigerator By Client or Site Contractor
Microwave	Over Range Microwave substituted for Hood (Upgrade)
Washer and Dryer	None (standard)
Or, Omit All	Option to Omit Hood and Dishwasher

### **Master Bath:**

Shower	Composite Shower Pan with Composite Wall Panels
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<b>Tub</b>	Alcove Tub with Composite Panel Walls <b>Substitute</b> - Concrete Backer Board Prep for Tile instead of composite wall panels (NO COST)
<b>Drop-in Tub (per PLAN)</b>	Oval Leisure Tub with granite tub deck/front, deck mounted faucet and 4" Granite backsplash ( <b>Upgrade</b> )
<b>Drop-in Tub options</b>	Add electrical for Tub-jets or heater ( <b>Upgrade</b> )
<b>Water Saving Fixtures</b>	All Fixtures are EPA "WaterSense" and CalGreen Certified
<b>Tub/Shower Faucets</b>	Single Lever Diverter - Brushed Nickel
<b>Tub Faucets</b>	Dual-Handle - Brushed Nickel
<b>Shower Head Height</b>	7', or height as requested
<b>Lavy</b>	Dual China Sink with Overflow
<b>Lavy Faucet</b>	Single Handle Lavy Faucet, Brushed Nickel
<b>Water Closet</b>	Elongated, Dual-flush
<b>Mirror</b>	Beveled Edge, Above Sink
<b>Medicine Cabinet</b>	Recessed
<b>Hardware</b>	24" Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel
<b>Cabinets</b>	European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware
<b>Ventilation</b>	Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

### **Other Full Bathroom(s):**

<b>Tub/Shower</b>	Alcove Tub with Composite Panel Walls <b>Substitute</b> - Concrete Backer Board Prep for Tile instead of composite wall panels (NO COST)
<b>Water Saving Fixtures</b>	All Fixtures are EPA "WaterSense" and CalGreen Certified
<b>Tub/Shower Faucets</b>	Single Lever Diverter - Brushed Nickel
<b>Shower Head Height</b>	7', or height as requested
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<b>Water Closet</b>	Elongated, Dual-flush
<b>Mirror</b>	Beveled Edge, Above Sink
<b>Medicine Cabinet</b>	Recessed

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

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## **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:**

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:**

Flooring Wet Areas	None (standard)
Flooring Dry Areas	None (standard)
All Flooring	Supplied and Installed by Site Contractor
Tile Prep	Backer-board Prep for Tile Floors (Upgrade)

## **Décor:**

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Window Coverings None  
Blinds None

**Structural:**

Floor Joist 2X12 Double Rims with Floor Trusses, or per PLANS  
Floor Decking 23/32 Tongue & Groove OSB  
Exterior Walls 2X6 - 16" On Center  
Wall Height 9' first level, 8' (if applicable) second level; Per custom PLAN (Upgrade)  
Interior Walls 2X4 (minimum)  
Roof Pitch & Load 5/12 Roof Pitch with 30 lb roof load, or per PLANS  
Steeper Roof Pitch or High Snow Load roofs (Upgrades)  
Roof Trusses 24" On Center with 7/16" OSB roof sheathing  
Eaves & Overhangs 12-16" Per Plan  
Longer eaves or ship loose kit eaves per PLANS (Upgrade)  
Ceiling Flat throughout  
Cove/Trey or Vaulted per PLANS (Upgrade)

**Fire Sprinklers:**

Project & PLAN Specific Engineered Design (Upgrade)

**Energy Efficiency:**

Insulation EcoBatt® formaldehyde-free insulation from Knauf  
- 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

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**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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