



Included Ingredients

What goes into your house is important! You deserve higher standards.

Many of our standard features go the extra mile to make sure the house you envisioned comes to life in a smart and responsible way.

"I am always shocked at how little people investigate the "ingredients" that go into their new home. We care about what goes into our bodies. This makes sense. People should also care about what their bodies GO IN. Our passion is to create spaces for people that will compliment and enhance their lives."

-Scott Dailey

PROCESS

Design/build consulting (if applicable)

Custom modifications to existing plans

Home customization (three revisions included- ask for details)

Selection Appointments (with specialized suppliers):

- Flooring/Ceramic tile (walls and backsplash)
- Granite kitchen slab selection
- Fireplace selection (if applicable)
- Appliance selections (if desired)
- Kitchen design appointment (if desired)

In-house selections for other finishes

PRE-CONSTRUCTION

Preconstruction conference and build review

Buildertrend online/app construction monitoring during build

Pre-drywall inspection and review (certain home updates allowed)

Pre-settlement orientation

Pre-settlement quality inspection

WARRANTY

Buildertrend online warranty scheduling

Dedicated warranty department

30-day warranty review

One-year warranty review

FOUNDATION

Reinforced concrete foundation footer


Concrete block crawlspace (six courses)

Exterior foundation waterproofing

Exterior foundation strip drain

Sump pump with float control

Crawlspace wall insulation and air seal 

Concrete slab in crawlspace 

Conditioned crawlspace for air flow and humidity control 🌿

Dedicated crawlspace dehumidifier that drains to sump 🌿

Garage access for crawlspace. (Placing the access in the garage is more secure and less exposed to weather. Crawlspace is not designed for storage or regular access).

Anchor bolts for connection of wood framing to foundation

FRAMING

High performance floors

- Engineered wood floor joists
- Engineered LVL floor beams
- Premium “silent floor” subflooring- (Weyhauser Diamond or equivalent)

All subflooring fastened with glue and screws

(These features combine to create a strong, stable floor system that resists moisture during construction and will not shift or warp over time after the home is complete. This stability reduces floor “squeaks”.)

ADVANCED ENERGY FRAMING FEATURES

24” on center exterior walls (Allows additional insulation in walls to reduce thermal bridging) 🌿

“Three Stud” corners (Allows for insulation to reduce thermal bridging) 🌿

Properly sized and recessed headers (Reduces thermal bridging) 🌿

7/16” OSB wall sheathing (For structural integrity)

Engineered wood trusses with “energy Heels” for insulation, designed specifically for your home and the Delaware coastal climate 🌿

Engineered truss clips (Wind lift resistance)

Raised heels in trusses (Allows for proper ceiling insulation)

Tyvek housewrap (or equivalent) (For exterior moisture protection and interior water vapor release)

Framed walls, 2x6 exterior, 2x4 interior

Floor joists doubled under kitchen island and certain wall cabinet assemblies (To reduce flex and provide increased strength)

Termite treatment

Tamko Heritage architectural shingles (or equivalent) (30 year warranty)


15lb. underlayment

Adhesive membrane under all roof valley areas

Ridge vent (For proper attic ventilation)

Andersen 100 Series single hung windows and sliding glass doors 🌿

White interior and white exterior (other colors available)

Windows made of patented Andersen Fibrex material  (Made from reclaimed wood and a thermoplastic polymer. Twice as strong as vinyl. Stable at temperature so that the window maintains air seal in all seasons. Fibrex resists rot, decay, and fungal growth. All windows and sliders are argon-filled, low-E, and energy star rated for Delaware. Optional colors are blended into the Fibrex (rather than applied) so that color is more durable than applied colors.)

Masonite fiberglass front door w/composite (rot resistant) exterior trim

Fire rated steel garage entry door

Masonite fiberglass exterior doors (non-sliding, varies by plan)

Custom kitchen cabinets (Measured and built specifically from field measurements (not plans))

- Stained maple or painted finish
- 42" wall cabinets
- Wall cabinet crown moulding
- Locally built, full plywood cabinet box, trash drawer, and sink tip drawer
- Dove-tail drawers, soft close
- Soft close cabinet doors
- Slide out sections on
- Brushed nickel cabinet pulls
- Matching cabinet detail on island
- LED undercabinet lighting


Granite kitchen countertops with one-year seal


Stainless steel undermount sink

Kohler kitchen faucet with pull-out spray

½ HP garbage disposal (N/A w/septic systems)

Under cabinet LED lighting 

LED recessed lighting in kitchen (6 total) 

Kitchen lighting dimmer switch 

FLOORING

Engineered hardwood (real hardwood veneer) in foyer

12x12 ceramic tile in Owner's bath with Ditra underlayment



6x6 ceramic tile in other main level baths with ditra underlayment

Vinyl in upstairs baths, laundry/mudroom/kitchen areas



Shaw Meadow Vista (29oz) Carpet

Carpet made with recycled plastics
Six pound rebond pad








GARAGE

Most garages 21-24' deep (can vary per plan). (This is 1-4' deeper than most builder plans)
Fully insulated garage walls 
Insulated garage door 
Fully finished and painted garage interior
Garage door opener w/remotes
Electrical outlets in garage



ELECTRICAL

Brushed nickel seagull fixtures
All LED lighting 
200 Amp Electrical Service (panel in garage or basement)
Ceiling fan rough ins in all bedrooms
Switched outlets in each bedroom
Two-year electrical systems warranty
HAIKU smart fan for great room 
Three exterior weatherproof outlets

HEATING AND COOLING

Two stage propane heat, 95+ efficient, by Rheem (or equivalent named brand) 
Two stage, 16 SEER central air conditions by Rheem (or equivalent named brand) 
Individual zone for second level (where applicable)
Second level two stage heat pump (for larger plans with second levels) 
NEST-e self-programming wi-fi thermostat for each zone. 
Metal trunk lines for all supply and return ducts
Insulated ducts in all unconditioned spaces 
Duct leakage test per Energy Star requirements (testing performed by independent, third party verification company) 
MERV-6 air filter 
Returns in all bedrooms for consistent air circulation
Two-year systems warranty (longer manufacturer warranties also in place)











PLUMBING

High-efficiency tankless hot water heater (90+ efficient) by Rinnai (or equivalent).
Flexible plumbing lines (reduces risk of frozen pipes)
Kohler brushed nickel bath fixtures
Low flow toilets 
Anti-scald valves on all bath/showers
Fiberglass tub/shower units (per plan)
Two exterior, frost-free hose bibs
Two year plumbing warranty

INTERIOR DOORS/TRIM

Painted 5.25" baseboard trim
WM97 (adams) interior door casing
WM97 (Adams) window casing w/sill
Two panel smooth interior doors
Brushed nickel door lever handles
Solid-core owner's bedroom door

INSULATION

R-49 blown ceiling insulation (batt in vaults, per plan) 
R-21 dense fiberglass wall insulation 
Fiberglass insulated exterior wall headers 
R-19 band (exterior floor joist) fiberglass insulation 
R-13 exterior garage wall fiberglass insulation 
R-13 owner's suite wall fiberglass for sound attenuation 
Foam/Caulk air seal in all conditioned spaces 
Independent, third-party verification of proper insulation and air seal installation 
Independent, third-party infiltration test of completed home 
Independent, third-party HERS rating for each home 

EXTERIOR

Engineered stone veneer on front foundation (varies per plan)
Veriform vinyl exterior siding, double 4" lap

Vented vinyl soffit
Aluminum fascia and drip edge
Solid PVC trim around front windows
Vinyl trim around all windows
White corner trim- 6"
Vinyl/PVC trim and accent siding per plan

APPLIANCES

Refrigerator:

- Kitchen Aid
- Stainless, 20 cu. ft., counter depth, french door, bottom freezer
- Interior ice/water dispenser
- Produce preserver

Range:

- Kitchen Aid
- Stainless, 30 inch, five element, smooth top range
- 6.4 cu. ft. convection oven w/cleaning cycle

Microwave/Hood Combination:

- Kitchen Aid
- Stainless, 1000w microwave
- Convection oven
- Steam/simmer options
- Warming function
- Exterior venting

Dishwasher:

- Kitchen Aid
- Stainless
- 46 Db
- Third level rack
- Top mounted controls
- ProWash cycle

Other appliance brands available. All appliances locally sourced

TECHNOLOGY INFRASTRUCTURE

Great/Family room cable/cat5

Bedroom cable/cat5 (all bedrooms)

2 HDMI cables for TV mount

TV mount power outlet

Cable/cat5 distribution box (allows for wired connections of smart TVs)

USB charging outlets in kitchen and all bedrooms

DRYWALL

½ inch smooth gypsum board sourced in USA.

5/8" smooth gypsum on garage ceiling (if required per plan/per code)


Level four drywall finish (for flat paint, normal lighting conditions)

PAINT

Sherman Williams low-VOC flat wall paint, two coats 

Sherman Williams low VOC semi-gloss white trim paint 

Sherman Williams low VOC exterior paint, where applicable 

Low VOC caulk, white 

OUTDOOR

Concrete/Composite porche (per plan)

Concrete lead walk (varies by community/plan)

Two-coat asphalt driveway (per community/allowance)

Multi-zone irrigation system (varies by community/per allowance)

Sodded yard (varies by community/per allowance) 

Landscaping package w/one year plant warranty

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Standard features may vary by community. Subject to change without notice.
Contact Statera for additional information. Updated 11/27/18. Equal Housing Opportunity.



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