

Genesis homes at Diamond Head quality standard features

Genesis Homes at Diamond Head

Quality Standard Features

General Construction

- Individual lot soils testing
- 9' Engineered foundation basement walls
- Partial enlarged basements standard (per plan)
- Foundation drainage system with window well drains
- Basement slabs reinforced with #3 rebar mat
- Rough-In plumbing in basement
- 3- car garage
- Air barriers at attic knee walls, tubs, & fireplaces
- Trust joist 210 series floors
- Tyvek complete house wrap system
- Advanced flashing at windows and doors
- Fully insulated, drywall, and fire-taped garage
- Insulated, fiberglass sealed entry doors with choice of glass

- Weirsbo plastic manifold water supply system
- Backer board behind ceramic tile
- Prime walls prior to texture
- Structural inspections by registered engineers
- Duct testing & blower door testing
- In house customer care department
- 10 year structural warranty
- Pillowed travertine marble tile in versailles pattern at entry
- Direct vent fireplace with fan (fan not available on see-through fireplaces)
- Natural maple, raised panel laundry room cabinets
- Upgrade, stylized interior trim package to include all cased openings, crown moulding, chair rail and built-in paint grade wood shelving systems in closets, as per plans
- 8', 6-panel doors on main level
- 6'8", 6-panel doors on main level
- Ball-bearing door hinges
- Wrought iron balusters with stained woodwork
- Hand troweled textured walls & ceilings
- Carpet in living, dining, family room, bedrooms and baths
- Smoke detectors in each bedroom
- Choice of interior paint colors with white trim
- Brushed nickel light fixtures and hardware
- Ceiling fan pre-wire at great room and master bedroom
- 2 speaker pre-wire at great room
- Security system pre-wire

- 1" Aluminum mini blinds throughout with upgrades available

Energy Saving Features

- Low-E, dual glazed, vinyl windows
- Direct vent fireplaces
- 92% Efficient furnace
- 13 Seer air conditioning
- Properly sized HVAC system
- Air cycler fresh air system
- 2 programmable thermostats
- Mastic-Sealed ducting, both supply and return
- Centralized ducted return air system
- Bedroom air transfer grills
- Dual, tankless rinnai hot water sytem
- Quality cellulose insulation
- R-38 Ceiling insulation
- Urethane insulation system at rim joists
- Full insulation dense pak in floors over garage
- Advanced foam sealing system
- R-13 in 2x4 walls
- R-20 in 2x6 walls
- Sealed plumbing & wire penetrations
- Perimeter insulation on foundation walls
- Rigid foam insulation below concrete slab
- Sealed & conditioned crawl space
- Long-lasting, energy-efficient light bulb

Kitchen

- Slab granite countertops with matching 4" slab backsplash
- Canac kitchens "Ultra 4" square, raised panel maple cabinets
- Crown molding on cabinets & fluted fillers
- 1 Roll-out shelf in base cabinets
- 42" Upper cabinets
- Pantry with MDF paint grade wood built-in shelving
- Stainless steel sink
- GE profile performance stainless steel appliance package to include:
 - Gas Range or gas cooktop, as per plans
 - Double oven (per plan)
 - Microwave
 - Dishwasher
- Ice-maker water line and connection

Interior Features

- #2 Oak Hardwood floors at kitchen and nook

- 5 piece master baths (per plan)

- Canac "Ultra 4" natural maple adult height vanities at all baths
- Slab granite countertops in master bath with 4" slab backsplash
- Kohler 19" under mount sinks in master bath
- Moen "Castleby" 8" on center faucets in master bathroom
- Poured in place shower pan and tiled floor in master bathroom shower
- Canac "Ultra 4" raised panel , maple cabinets at master bath , secondary baths and laundry
- Pedestal sink at powder bath (per plan) or Kohler conical bell vessel sink, as per plan
- Moen, brushed nickel faucets and bath accessories
- 74" high frameless euro-hinged shower door in master bathroom
- Humidistat controls at baths

Baths

- Kohler "Santa Rosa" elongated toilets in master bath and powder bathroom
- Kohler "Ameretto" bidet (per plans)
- Water-saver showers & toilets

Exterior Features

- Contemporary or traditional elevations with stone, brick, and stucco (per plan)

- Front yard lamp post (optional)
- Professionally designed front yard landscaping, including sprinkler system
- All vinyl front porch raily system (per plan)
- 50 year dimensional composition shingles
- "Sidewinder" All synthectic caulk
- Solid construction, insulated designer garage doors
- Garage door opener with 2 remotes (per door)
- Continues gutter flashing
- Front porches & rear patios are 5" structural slabs resting on foundation
- Exterior concrete uses 4,000 psi concrete
- Exterior outlets (GFI) front and rear
- Two exterior hose-bib connections

Amenities/Utilities

- Street lighting and landscaping in common areas
- School District
- Central sewer, water and drainage
- Underground electric services