

# NEXT GENERATION H o m e s

## Comparison Sheet – Residential Homes

### Next Generation Home (standard)

#### GENERAL

All Homes Designed by CS Custom Structures, Inc., Registered Architect  
100% High Quality & Detailed Built Houses  
95% Onsite Recycling of Construction Debris

#### FOUNDATION

12"x18" 3500psi Concrete Footings  
Hydronic Radiant Floor Heating System in 4" Concrete Slab  
10" Concrete Walls

#### FRAMING

2x6 Exterior Walls @ 24" O.C.  
2x10 Rafters @ 24" O.C.  
Whole House Building Envelope Air Sealing  
3/4" Engineered T&G Roof Sheathing  
Engineered Framing Materials  
Metwood Light Gauge Structural Steel Beams

#### INSULATION

R50 Insulator Door @ Attic Stair Door to Prevent Air Leakage  
Bathroom Fan Draft Blocker to Prevent Air Leakage  
Exterior Dryer Vent Seal to Prevent Air Leakage  
R19 Stabilized Cellulose Wall Insulation @ Heated Perimeter  
R50-60 Blown Cellulose Attic Insulation @ Heated Perimeter  
1/2" Closed Cell Foam in Exterior Walls to Prevent Air Leakage  
Expansion Foam Around All Ceiling Light Fixtures  
Expansion Foam Around Windows & Doors

#### INDOOR AIR QUALITY

Passive Radon Reduction System with Continuous Flow  
Solid Core Masonite Interior Doors  
Carbon Monoxide Detectors  
Clean Air Ventilation System  
ERV–Energy Recovery Ventilator  
Low VOC Paint  
VOC Free Carpet in All Bedrooms and Walk in Master Closet  
Low VOC Water–Based Floor Polyurethane for More Durable Finishes  
Direct Vent Fireplace

#### EXTERIOR

High Performance Aluminum Clad Dual Pane Low E Argon Gas Filled Windows  
Asphalt Shingles W/ Cool Technology  
Pervious Concrete Driveway  
Stainable Fiberglass or Aluminum Clad Exterior Doors  
Insulated Exterior Entry Doors and Garage Door(s)  
Cementitious Soffit Materials (50 Year Warranty)  
Cementitious Exterior Siding (50 Year Warranty)  
Inground 1500 Gal Water Storage Cistern w/ Submersible Pump for Watering Plants, Washing Cars, and House Maintenance

#### INTERIOR

Custom Made Interior Window Trim  
3 1/2" 445 Window & Door Casing  
3/4" Shoe Molding at All Hard Surface Floor Areas Painted or Stained  
5 1/4" Speed Base Molding  
Custom Made Mantle at Fireplace with Tile Surround & Hearth

#### OPERATING SYSTEMS

Low Flow Faucets–Water Sense Approved  
TouchScreen Programmable Thermostat  
Nutone Fan Can Exhaust Fan Lights in Bathroom  
Carrier or American Standard 15 Seer Heat Pumps  
LP Hookup for Range, Washer and Direct Vent Fireplace

### Conventional Home

#### GENERAL

Bought Plans from the Internet  
Waste from Job is Put into Landfill

#### FOUNDATION

8" Deep Footings (to code)  
Standard 4" Slab  
8" Block Walls

#### FRAMING

2x4 EXTERIOR Walls at 16" O.C.  
Trusses or 2x6 rafters at 16" O.C.  
House Wrap (to code)  
7/16" OSB Sheathing  
Conventional Yellow Pine  
Conventional Yellow Pine

#### INSULATION

No, Not Required by Code  
No, Not Required by Code  
No, Not Required by Code  
R13 Insulation (to code)  
R38 Insulation (to code)  
No, Not Required by Code  
No, Not Required by Code  
No, Not Required by Code

#### INDOOR AIR QUALITY

No (not required by code)  
Formaldehyde Hollow Core Doors  
No (not required by code)  
No (not required by code)  
No (not required by code)  
Economical Paint  
Low Grade Carpet  
Polyurethane Based

#### EXTERIOR

Economical Non–Rated Vinyl Windows  
Standard 30 Year Shingles  
Gravel or Paved Driveway  
Economical Steel Doors  
Economical Steel Doors  
Vinyl Soffit Material  
Vinyl Material  
No (not required by code)

#### INTERIOR

Stock Window Trim Kits  
2 1/2" Basic Trim Molding  
1/2" Painted Shoe Molding  
3 1/2" Base Molding  
Stock Mantle of Fireplace

#### OPERATING SYSTEMS

Economical Plastic Faucets  
Standard Thermostats  
Standard Fans  
13 Seer Standard Heat Pumps  
Electric

## Residential Homes

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#### GENERAL

Custom Designed Landscaping by Southern Landscaping  
Colors & Interior Materials Selected by Decorator Den

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#### FRAMING

5.5" Steel SIPS Construction  
6" ICF Construction  
5.5" Wood SIPS Construction

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#### INDOOR AIR QUALITY

Skylight Tubes for Natural Light  
Formaldehyde Free Interior Doors

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#### EXTERIOR

Flagstone Front Porch & Patio  
EIFS Veneer  
Brick Veneer  
Bermuda Style Shutters to Reduce Heat Gain in Summer  
Porous Paver Driveway to Reduce Stormwater Runoff  
Treated Deck & Front Porch with Composite Decking  
Metal Roofing 24 Gauge Standing Seam  
366 Window Glazing (UV-rays reduction)  
99% UV-Blocking Window Film (Price per sf of glazing installed)

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#### INTERIOR

Crown Molding, Picture Molding, Chair Rails, Wainscoting and Judges Panels  
3 1/2" Adams Window & Door Casing  
Granite Countertops in Bathrooms  
Dimmer Controls  
Honeywell True Steam Humidifier  
Electric Shower Head (Reduction in Water Heater Temperature)  
Custom Designed Wood Cabinets in Master Bedroom Closet  
Wood Shelving in All Closets

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#### OPERATING SYSTEMS

Reversed Chill Water System with Storage Tanks  
Grid Tie Solar PV System (net metering)  
High Efficiency Solar Hot Water Heaters  
Wind Energy  
Modulating Outside Air Damper to Bring in Fresh Air  
Central Vac System with Sweeper in Kitchen  
Geothermal Heating & Cooling  
Instant Hot Water Heaters  
Heat Pump Water Heaters  
Recirculating Pump with Loop on Domestic Water  
Greywater System  
Structured Wiring Rough-in  
Smart House Controllability  
Home Theatre Wiring Rough-in



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