

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

Next Generation Home (non-standard options)

GENERAL

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

FRAMING

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

INDOOR AIR QUALITY

Skylight Tubes for Natural Light
Formaldehyde Free Interior Doors

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)

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

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