

K & V H O M E S

Partners in Design



It's all in the details.



Your K and V custom built home...

Building a new home *is* very exciting. There are floor plans to choose, interior design to consider, and lots of opportunities to shop for the details. You have the unique ability to create what YOU want. It's going to be what YOUR family needs.

Your K and V custom built home will also involve planning ahead. Decision making. And deciphering between what you need, versus what you wish for. K and V Homes has created this "Partners in Design" booklet to do just that. By educating you about the home building process, as well as the features and amenities of our company, we strive to create an environment of communication and partnership.

How do I use this booklet? Simple. Just turn the page and start by answering the questions you do have the answers for. We're going to start a conversation about building your home. The rest can come later.

Please note: K and V Homes has researched and selected special features and amenities that are included in every home we build. You will find these items, and a brief description of them in charcoal type. K and V Homes is also sincere about building a Healthy Home. You will find Healthy Home items denoted by it's **green** heading. A Healthy Home is one that creates a positive environment for you, your checkbook, and the world outside.

"The most important work you and I will ever do will be within the walls of our homes."

- Harold B. Lee

Location

If your next home will be built in the *city*, please skip to the next page.

If your next home will be in a *rural* location, please complete the information below.

Driveway

Culvert Required Yes _____ No _____ If yes, is it already installed? Yes _____ No _____

Type: Concrete _____ Gravel _____ Asphalt _____

Length: _____ feet

HVAC (Heating, Ventilation, and Air Conditioning)

Propane _____

Geothermal _____

Plumbing

Septic

Has the soil test been performed? Yes _____ No _____

Rural Water

Is the meter pit located on the property? Yes _____ No _____

Is the rural water line located on the property? Yes _____ No _____

Electric

Is a transformer located on the property? Yes _____ No _____

Additional Notes:

The Basics...

No matter the size, shape or amenities—all houses require a foundation, a frame and a roof. There are several things to consider, even about the basics.

Foundation

FORM-A-DRAIN DRAINAGE TILE is used along the interior and exterior of the footings for your foundation. This system ensures the continuous flow of water to the sump pump, thus preventing the water from making its way into the basement.

Wall Height: 8' _____ 9' _____ 10' _____ (What height ceilings do you desire in a finished lower level?)

Basement windows and Lot location. I prefer:

Walkout (door to backyard) _____

Daylight (full size windows, usually no door) _____

Grade Level (egress window with window well) _____

Framing

I-JOIST FLOOR SYSTEMS are used to provide for continuous spans and are stronger, stiffer and straighter than dimensional lumber. I-Joists resist bowing, twisting and shrinking, reducing the possibility of floor squeaks. To accompany the squeak-reduction of the I-Joist installation, K and V Homes follows a three step sub-floor adhesion process; industrial-grade glue, ring-shank nails, screws upon weatherproofing of the house.

DURASTRAND LAMINATED STRUCTURAL SUB-FLOOR PANELS are specifically engineered to provide more water resistance.

K and V Homes builds 9' First Floor Walls to allow for a feeling of spaciousness throughout your home.

First Floor

Wall Height: 9' _____ 10' _____ Other _____

Ceiling Technique:

Vault (peaked ceiling adding approximately 3'-4' in room height) Yes _____ No _____

Room: _____ Room: _____

Direction: _____ Direction: _____

Front to Back _____ Front to Back _____

Left to Right _____ Left to Right _____

Tray (18", "box" built around the ceiling of the room) Yes _____ No _____

Square Corners _____ or Angled Corners _____

Room(s): _____

Coffered (providing the look of beams and panels in the ceiling) Yes _____ No _____

Room(s): _____

Additional Notes:

Second Floor

Wall Height: 8' ____ 9' ____ 10' ____

Ceiling Technique:

Vault Yes ____ No ____

Room: _____

Room: _____

Direction:

Direction:

Front to Back ____

Front to Back ____

Left to Right ____

Left to Right ____

Tray Yes ____ No ____

Square Corners ____ or Angled Corners ____

Room(s): _____

Coffered Yes ____ No ____

Room(s): _____

Did you know?

A geothermal system takes advantage of the Earth's ability to store vast amounts of heat in the soil.

This system will use much less energy, and save you money on monthly energy bills.

Prefer natural gas to heat your home? According to the EPA, if just one in ten households installed ENERGY STAR heating and cooling products, the change would keep more than 17 billion pounds of pollution out of the air.

Mechanicals

Most likely regarded by homebuyers as the “un-fun” stuff, K and V Homes gives careful consideration to the products in your home that you will most likely be keeping the longest. Do your best to think ahead. K and V Homes will work with you on proper furnace placement, plumbing rough-in and other important decisions for projects such as a future lower level finish.

..... Healthy Home

Heating, Ventilation, and Air Conditioning (HVAC)

LUX-AIRE High-Efficiency Furnaces as well as a 14 SEER air conditioner provide the primary source of heating and cooling. Both of these products meet Energy Star guidelines and can reduce your heating bills by 40%, and cooling bills by 60%.

Your home will also include a FURNACE MOUNTED HUMIDIFIER to allow for the distribution of humidified air which feels warmer and more comfortable. Proper moisture levels may reduce the risk of respiratory infections. Additional products are also available to help combat allergies, asthma and colds.

Natural Gas ____ Geothermal ____

In-Floor Heat (Lower Level): Yes ____ No ____

Pre-Plumb ____ Full System ____

Room(s) _____

Additional Notes:

In-Floor Heat (Main Floor): Yes ___ No ___
Room(s) _____

(Second Floor): Yes ___ No ___
Room(s) _____

Garage Heater: Yes ___ No ___

Additional Gas Lines (appliances, outdoor grill, etc.)
Location(s) _____

Radon

Passive ___ (piping only with ventilation)

Active ___ (piping with mechanical ventilation)

Fireplace

Location 1 _____ Woodburning ___ /or/ Gas ___

Fireplace Hearth:

Location: _____ Yes ___ No ___

Flush with floor ___ Raised ___ Height above floor _____

Mantle Material: Cultured Stone ___ Limestone ___
Wood ___ Barn Beam ___

Fireplace Surround Material: Tile ___ Limestone ___ Cultured Stone ___
Marble ___ Granite ___ Brick ___

Location 2 _____ Woodburning ___ /or/ Gas ___

Fireplace Hearth:

Location: _____ Yes ___ No ___

Flush with floor ___ Raised ___ Height above floor _____

Mantle Material: Cultured Stone ___ Limestone ___
Wood ___ Barn Beam ___

Fireplace Surround Material: Tile ___ Limestone ___ Cultured Stone ___
Marble ___ Granite ___ Brick ___

Other Locations and Type: _____

Additional Notes:

Insulation

COCOON SPRAY CELLULOSE insulation is one of the most integral parts of a K and V Home. Made up of 80% recycled materials, this insulation is manufactured with a permanent flame resistance that actually increases a wall’s fire resistance 22 to 55%. It also has an anti-mold, anti-fungal agent; and has proven higher R-values when compared with alternative methods of insulation. One more way to decrease your energy bill. All laundry room walls and bathroom walls are insulated with sound-reduction batting.

Sound Proofing: Wall(s) ____ Room(s) _____
Ceiling(s) ____ Room(s) _____

Sheetrock

XP BOARD (Sheetrock) is used throughout the house on all of the exterior walls and ceilings. Commonly found in the Bathrooms of homes built in years past, XP Board, or “Blueboard” is now used on all of the exterior walls, as well as the Bathroom walls. Providing moisture, mold, and mildew resistance, it is yet another step in our goal to provide you with a safe and healthy home.

Wall Texture: Orange Peel ____ Smooth ____ Special ____
Corners: Square ____ Round ____

Plumbing

K and V Homes uses 50 GALLON POWER VENT WATER HEATERS that also meet the Energy Star Program. By providing more hot water at lower operating costs, your energy bills will be kept to a minimum.

A 3/4 BATH STUB IN THE LOWER LEVEL eliminates the need to remove sections of your concrete floor should you decide to finish your lower level.

IRRIGATION METERS are placed in the Mechanical Area of the Lower Level above the standard meter. By monitoring the flow of water used for exterior spigots and irrigation systems, you will reduce the cost of your monthly water bill.

Garage Floor Drain: (Trench style, across entire width) Yes ____ No ____
Garage Wash Basin Sink: Yes ____ No ____
Sump Pump Battery Back Up: Yes ____ No ____
Lower Level Rough-In:
3/4 Bath ____ Full Bath ____ Wet Bar ____ Other _____

Additional Notes:

Toilets: Round ___ Elliptical ___ A.D.A (comfort height) ___

Sinks: Drop-In ___ Location _____

Pedestal ___ Location _____

Vessel ___ Location _____

Undermount ___ Location _____

Tub/Shower:

Location: _____ 5' Tub/Shower ___ or 3x4 Shower ___

One piece unit ___ Base Only w/ Tile walls ___ Tile Base and Walls ___

Location: _____ 5' Tub/Shower ___ or 3x4 Shower ___

One piece unit ___ Base Only w/ Tile walls ___ Tile Base and Walls ___

Location: _____ 5' Tub/Shower ___ or 3x4 Shower ___

One piece unit ___ Base Only w/ Tile walls ___ Tile Base and Walls ___

Master Bath Tub: Whirlpool Corner (58"x58") ___ or Rectangle (72"x42") ___
Soaking Tub ___

Central Vacuum

CENTRAL VACUUM AND VAC PAN prevents exposure to harmful pollutants commonly found in the home. Unlike portable vacuums that can re-circulate dirt and debris into the air, the Central Vac System carries dust, mites, pollen, animal dander and other allergens out of the home and into a canister with a filter that will capture 99.97% of pollutants as small as 0.3 microns to improve indoor air quality. Installing a Central Vac System is considered a permanent improvement that actually adds to the value of your home.

Rough-In Only ___ Full System ___

Additional Vac Pans ___ Location _____

*Vac Pans are placed in the lower portion of a kitchen cabinet for ease of cleaning the floor.

Additional Notes:

Note:

DUPONT TYVEC will also be applied to the exterior shell of your home. Providing a weather resistive barrier combats the infiltration of water, moisture and air. The properties of DuPont Tyvek do NOT support the growth of mold or mildew. With the resistance of water, air and moisture, you can rest assured that you will receive a more comfortable, energy efficient home.

PELLA WINDOWS and EXTERIOR DOORS will provide you with an investment that will pay off in lower energy bills, and less fading of furniture and floor coverings. Pella windows and doors are designed with a variety of options and glass technologies that either meet or exceed the Energy Star ratings. Pella provides an aluminum clad exterior on all of their windows and doors, thus ensuring a maintenance-free exterior. All products include a 20 year warranty of the glass, and a 10 year warranty of the stainless steel hardware.



Electrical

200A service will be installed in all homes unless there is a geothermal heating and cooling system in which 400A will be used. Each Bedroom and the Great Room will be wired for ceiling fan and light kits. Recessed can light and exhaust fan in the shower stalls. Undercabinet lighting for the kitchen. Step lights are placed in the stairwells of finished areas and connected to a photoelectric sensor to automatically turn on when daylight is reduced. Décora switches will be used.

Dedicated Circuits (garage, refrigerators, freezers, tools, exercise equipment, etc.)

Yes ___ No ___ Locations _____

Over Cabinet Lighting Yes ___ No ___

In Cabinet Lighting Yes ___ No ___

Pendant Lights in Kitchen over Island Yes ___ No ___

Built-in Ironing Board Yes ___ No ___ Location _____

HDTV Wiring Yes ___ No ___ Locations _____

Switched Outlets Yes ___ No ___ Locations _____

Floor Outlets Yes ___ No ___ Locations _____

Landscape Lighting Outlet Yes ___ No ___ Locations _____

Special Requests _____

Additional Notes:

Appliances

Allowance Requested \$_____

Media

All House Audio (6 Zones) _____

Surround Sound (Great Room/Family Room) _____

Rough-In Only _____ System Install _____

Network

Wireless Access _____ Wired Access _____ Both _____

Number of rooms with hard wire access _____ Location(s)

_____ Home Network _____ (The ability for multiple computers/printer to communicate.)

Control 4 System Yes _____ No _____ (Controls lighting, audio/video, security, HVAC)

Visit www.digital-residence.com for more information.

Additional Notes:

Trim Stage

A great trim package creates “memory points”. A few small touches in the right location can go a long way.

RAISED VANITIES are found in the Master Bathroom and have become an option for other bathrooms as well. With the vanities built at the same height as a Kitchen cabinet, the user does not have to bend over as far providing for ease of use, while adding dimension to the Bathroom as well.

Baseboard and Casing

Species: Painted ___ Maple ___ Alder ___ Oak ___
Other: _____

Style: 2 5/8” Baseboard, 2 3/8” Casing ___ - usually a curved, or decorative edge
4 1/2” Baseboard, 3 1/4” Casing ___ - extra tall and wide

1x6 Baseboard, 1x4 Casing ___ - square edge, mission or craftsman look
Four Piece “Picture Frame” Casing ___
6-Piece Casing with header and sill extensions ___

Other: _____

Doors: Paintable ___ Stainable ___
Smooth Finish ___ Wood Grain ___
6 Panel ___ 4 Panel ___ 2 Panel ___ Flush ___ Other _____
Height (first floor) 7' ___ 8' ___
Height (second floor) 7' ___ 8' ___

Railings: Stained ___ Painted ___ Wrought Iron ___ Aluminum ___
Balusters: Stained ___ Painted ___ Wrought Iron ___
Square ___ Turnstyle ___

Built-Ins: Location: _____ Stained ___ Painted ___
Location: _____ Stained ___ Painted ___
Location: _____ Stained ___ Painted ___

Door Handles: Round ___ Lever ___
Brushed Nickel ___ Oil Rubbed Bronze ___

Bathroom Hardware: Brushed Nickel ___ Oil Rubbed Bronze ___

Additional Notes:

Special wood trim requests:

Crown Molding is placed on the Master Bedroom tray ceiling and the top of the Kitchen cabinets. Please specify any additional locations below:

Crown	Location: _____	Stained	___	Painted	___
	Location: _____	Stained	___	Painted	___
Wainscoting	Location: _____	Stained	___	Painted	___
	Location: _____	Stained	___	Painted	___
Chair Rail	Location: _____	Stained	___	Painted	___

Paint and Stain

(Interior)

This is where a homeowner can get the biggest bang for their buck. A great paint color doesn't cost any more than the wrong color. Shop around. Look at magazines, and other houses. Seeing color on an entire wall may make your selection a little bit easier. Or choose some assistance, and seek out a professional recommendation.

Baseboard/Casing:	First Floor	Painted	___	Stained	___
	Second Floor	Painted	___	Stained	___
Doors:	First Floor	Painted	___	Stained	___
	Second Floor	Painted	___	Stained	___

Walls: One Color

Ceiling: White ___ Locations _____
 Wall Color ___ Locations _____

Color Changes: (\$250/color change) Locations _____

Faux Treatments: (Bid) Locations _____

Epoxy Garage Floor: Yes ___ No ___

(Exterior)

Body Color _____
 One Trim Color (front only) _____ All Elevations _____

Garage Doors:

Body Color _____ Trim Color _____

Gutter color selected by owner.

Additional Notes:

Interior Style

Let the shopping begin! Ask to take a few samples home with you. Look at everything (countertops, flooring, etc.) together in different lighting during the day, and again at night. You want to be sure your choices compliment each other in every environment.

Countertops

Solid Surface (Quartz, Granite, Corian, Cultured Marble) ____

Location _____

Laminate ____

Location _____

Wood ____

Location _____

Tile ____

Location _____

Concrete ____

Location _____

Other ____

Location _____

Floor Coverings

Hardwood Floor: Width 2 1/4" ____ 5" ____ Various ____
Species: Maple ____ Oak ____ Quarter-Sawn Oak ____
 Red Birch ____ Other ____
 Location(s) _____

Tile: Location(s) _____

Carpet: Location(s) _____

Vinyl: Location(s) _____

Other: _____

Additional Notes:

Did you know?
Quarter-Sawn Oak reduces shrinking and swelling in lumber width, while Maple is often used for it's strength and durability.... And Carpet has gone green! Ask what recycled material, or corn products are found in your new flooring selection.

Interior Wall Finishes

Kitchen Backsplash: Laminate ___ Ceramic Tile ___ Granite ___ Quartz ___
Thin Brick ___ Cultured Stone ___ Other _____

Whirlpool/Soaking Tub Deck and Surround:
Ceramic Tile ___ Marble ___ Granite ___
Other _____

Mirrors and Shower Doors

Location 1: _____
Mirror: Owner Supplied ___ Wood Frame ___ Jobsite installed in bottom track ___
Color of bottom track: Chrome ___ Brushed Nickel ___ Oil-Rubbed Bronze ___

Shower Door: Yes ___ No ___ If Yes: Hinged ___ Sliding ___
Glass: Obscure ___ Clear ___
Frame: Frameless ___ Metal Frame ___
If framed, Color: Chrome ___ Brushed Nickel ___ Oil-Rubbed Bronze ___

Location 2: _____
Mirror: Owner Supplied ___ Wood Frame ___ Jobsite installed in bottom track ___
Color of bottom track: Chrome ___ Brushed Nickel ___ Oil-Rubbed Bronze ___

Shower Door: Yes ___ No ___ If Yes: Hinged ___ Sliding ___
Glass: Obscure ___ Clear ___
Frame: Frameless ___ Metal Frame ___
If framed, Color: Chrome ___ Brushed Nickel ___ Oil-Rubbed Bronze ___

Location 3: _____
Mirror: Owner Supplied ___ Wood Frame ___ Jobsite installed in bottom track ___
Color of bottom track: Chrome ___ Brushed Nickel ___ Oil-Rubbed Bronze ___

Shower Door: Yes ___ No ___ If Yes: Hinged ___ Sliding ___
Glass: Obscure ___ Clear ___
Frame: Frameless ___ Metal Frame ___
If framed, Color: Chrome ___ Brushed Nickel ___ Oil-Rubbed Bronze ___

Closet Shelving

Wire ___ Melamine (laminated wood) ___

Additional Notes:

Curb Appeal

The exterior of your home will most likely start to take shape at the same time the subcontractors are working on the interior of your home. Looking at existing homes may be the easiest way for you to decipher what you like best when it comes to color, materials and landscape. Keep your budget in mind as you drive through various neighborhoods, but don't be afraid to look everywhere. A good idea is a great place to start.

Concrete Flatwork

Additional sidewalk Yes ___ No ___

Location: _____

Rear Patio Yes ___ No ___ Size: _____

Decorative Concrete Yes ___ No ___

Type:

Stone cut ___ Stamped ___ Exposed Aggregate ___ Acid Stain ___

Other _____

Location: _____

Siding

JAMES HARDIE HARDI-PLANK SIDING provides low maintenance while still maintaining the beauty and character of wood. It resists rotting or cracking, and damage from rain, hail, or termites. It is non-combustible with a limited, transferable warranty for up to 50 years.

Hardi-Plank _____ 8 1/4" (7" reveal) _____ 5 1/4" (4" reveal) _____

Other Type of Siding _____

Hardi-Shake ___ Location _____

Concrete Spray ___ - Creates a stucco or EIFS appearance

Location _____

Other ___ Type _____

Location _____

Wrap windows with 4" trim boards ___ /or/ Shutters ___

If 4" trim: Front Elevation Only ___ All Elevations ___

Other Architectural Details _____

Additional Notes:

Shingles

CERTAINTEED LANDMARK SHINGLES are used as the primary roofing material. Known as the Architectural style, these shingles provide a “fake shake” look to your roof, and come with a 30 year transferable warranty. Ridge vent, when applicable and used with adequate soffit vent spacing, provides for the maximum amount of circulation in your attic space, reducing the amount of hot air that can be trapped in your attic during the warmer months of the year.

Masonry (Interior)

Fireplace Chaise (The walls surrounding your fireplace): Yes ___ No ___

Type: Cultured Stone ___ Brick ___

Installed to: Mantle Height _____ Installed to: Ceiling Height _____

Masonry (Exterior)

Type: Cultured Stone ___ Brick ___ Both ___

Location and Amount _____

Address: Individual Numbers ___ Address Block ___ None ___

Garage Doors

Double ___ (specify quantity)	Width:	16' ___	18' ___	
	Height:	7' ___	8' ___	Other ___'
Single ___ (specify quantity)	Width:	9' ___	Other ___'	
	Height	7' ___	8' ___	Other ___'

Style: Traditional Raised Panel ___ Carriage Style ___

Windows in the fourth (upper) panel of the door: Yes ___ No ___

Arched Openings: Yes ___ No ___

Front Porch

Columns ___ Material: Stone ___ Brick ___ Maintenance Free ___
1/2 Stone, 1/2 Maintenance Free ___

Railing ___ Material: Iron ___ Cedar ___ Maintenance Free ___
Cedar and Iron _____

Additional Notes:

Rear Deck

Size _____

Material: Cedar ____ Fiber Composite ____

Railing: Yes ____ No ____

Material: Cedar ____ Fiber Composite ____ Wrought Iron ____
Cedar & Iron ____ Fiber Composite & Iron ____

Stairs: Straight ____ U-Shaped ____ L-Shaped ____ Circular Wrought Iron ____
Location _____

Covered Deck: Yes _____ No _____

Enclosed Porch: Yes _____ No _____

Screened In _____ Partial Wall with Windows _____

Landscape

Sod will be installed on the entire lot, or to the homeowner’s specifications.

Irrigation System: Yes ____ No ____

Landscape Allowance Requested: \$ _____

- Retaining walls and trees are part of the allowance. Trees planted per neighborhood covenants.

The End.

Thank you!

Your time and consideration of K and V Homes is very appreciated.