

Basic features include*

- Basic plans for Post & Pier or Slab foundation
- Hi-Bor® treated premium lumber and plywood with 20-year Hi-Bor® warranty
- All framing hardware including USP® Structural Connectors and Steelhead® nails
- Hi-Bor treated 5/8" DF T1-11 8" O.C. plywood siding with house wrap
- Pre-engineered trusses
- 30-year dimensional shingle roofing w/ 15lb. felt
- R-13 fiberglass insulation in exterior walls and R-30 fiberglass insulation in ceiling as required by code
- Galvanized termite pans on all foundation blocks
- Solid-core exterior and hollow-core interior doors, complete with door hardware
- White vinyl dual-glaze slider windows w/ screens
- Basic drywall and trim including screws, mud, tape and plastic cornerbead
- Plumbing: fixtures for kitchen and bath, sinks, garbage disposal, toilets, laundry tub and bath accessories.
- Electrical: interior/exterior lighting, smoke alarms, range hood (white-only) and bath exhaust fans
- Solid wood kitchen cabinets and bath vanities
- Laminate countertops with standard colors
- Miscellaneous items including ventilators at eaves, gable vents, caulking, closet shelving and rods
- For house packages with 2 or more bedrooms: installed solar water heater system with 80-gal. tank and solar panels

Not included*

- Engineering stamp, plot plan and permits
- Drafting costs for plan modifications
- Contractor and labor costs
- Poured in-place concrete slabs for landing and perimeter footings
- Rough-in Plumbing: all pipes and fittings
- Rough-in Electrical: meter, socket, panel box, breakers, outlets, switches, cover plates, gang box, phone system, conduits, etc.
- Major appliances: refrigerator, range/oven, dishwasher, washer and dryer
- Septic engineering, septic system, rain gutters, water catchment, utility hook-ups
- Flooring and paint
- Termite ground treatment
- Inter-island freight, outer-island job site delivery

Upgrades*

- HardiePlank® Lap siding, vertical board and other siding options
- Full Hip or Dutch Hip roof
- Solar roof fan
- Increased ceiling height from 8' to 9'
- Custom windows and doors
- Custom cabinets and countertops (O'ahu only)
- Upgrade plumbing and electrical fixtures to major name and designer brands
- Appliances: most major brands
- Flooring: vinyl, carpet, (referrals only)
- Add-on or stand-alone carport or garage
- Add-on deck: Treated Douglas Fir, Redwood, Ipe or Composite
- Drafting service, engineer stamp and permit processing