

## WOODLANDS VS PRODUCTION BUILDERS

- Quartz countertops are standard at SWD with a waterfall edge, with local production builders it is an upgrade cost as their standard is laminate and they don't do waterfall edges.
- SWD is doing quartz backsplashes, local production builders only do tile.
- Standard SWD cabinets are higher-end in design and quality that easily match or exceed local production builder's top tier cabinet options, any cabinets above their base is additional money.
- Closet packs are standard at SWD (refer to pic in spec book), local production builders only offer rod & shelf or wire shelf.
- SWD cottages exceed OR Energy Code standards especially for insulation values, local production builder's build at bare minimum of code.
- SWD windows are higher quality, better performing fiberglass windows, local production builders use vinyl windows that meet minimum standards. SWD has casement and awning style windows vs their slider and single hung windows.
- SWD's trimless non cased windows and door openings require much more attention to detail and higher quality craftsmanship, trimmed out openings hide a high tolerance of craftsmanship errors and is not an option with local production builders.
- SWD door hardware uses high end levers and locks vs local production builder's base level knobs.
- SWD is using engineered hardwood and tile flooring standard, local production builder's base is carpet and sheet vinyl. They do not offer hard surface floors throughout as an option, especially on stairs.
- SWD is doing tile shower walls with niche standard and tile walls above bathtubs standard, local production builder's base is fiberglass inserts.
- Locally fabricated metal handrails and exterior mechanical screens at SWD, local production builders use basic wood handrails and may not include exterior screens.
- SWD GE Cafe appliances are a huge upgrade from baseline GE appliances used by local production builders and their homes don't come with a refrigerator or offer a washer/dryer option.

- Efficient mini splits of SWD will require less energy than forced air systems like local production builders' base product.
- Plumbing fixtures are a significant upgrade from local production builders' highest line of fixtures.
- All exterior materials at SWD far surpass any materials offered by local production builders, particularly the Shou Sugi Ban burned Larch that is fire, rot and pest resistant and has almost no maintenance.
- SWD uses double wall construction with the addition of a rainscreen system to ensure long-lasting protection and building material performance. Local production builders do single wall construction and use inexpensive glue-up products that rely on caulking and paint for weather protection.
- Insulated garages and garage doors are standard for SWD, not local production builders. It's possible that garage door openers are still not standard with them.
- SWD has a standard Hot & Cold hose bib while local production builders only offer cold.
- EV charger prewire is standard at SWD, not local production builders.
- Enclosed soffits are standard at SWD, not local production builders.
- 2' overhangs at SWD keep drip line further away from exterior walls vs local production builders' 1' overhangs.
- SWD provides metal roof as its standard with snow guards vs local production builders' comp shingle roofs. Metal roofs are more durable, fire resistant, require less maintenance and have a much, much longer life span.
- Remaining SWD available upgrades are not offered by local production builders.
- No local production builders' plans offer a 2nd level deck.