



BUILDER'S CHOICE OF STANDARD FEATURES AND TRADE CONTRACTORS

With over 40 years of experience building homes in and around Butte County we have done a lot of research! Below you will find what we like to call our “Standard Features”. This is a huge benefit to our buyers because it gives people a great starting point when we are creating the budget for a new project. All areas are open to customization if desired.

UPGRADES

Within this document, the term “upgrade” refers to a selection that has an associated additional cost.

ARCHITECTURE

Frank Glazewski

530-894-5001

Frank Glazewski, creates environments, not just buildings with four walls. Frank tailors the project design to suit the needs, personality, budget, and lifestyle of the Owner. He considers function, aesthetics, economic, environmental, life safety and regulatory requirements, while appropriately balancing all of these considerations in the final design.

Once we have a finalized your Purchase Agreement and you have committed to buy the home, you will need to meet with the following Contractors to make your selections and choices.

M & M FENCING

Mike Smith

530-624-3775

Mike Smith, one of the owners of M & M Fencing, will be building high quality fences. Many homes have cheap fences with wood posts, boards with loose knotholes and peck (rot). Our fences are built with galvanized metal posts set in concrete, metal hangers and high-grade cedar fence boards. Standard is one gate on the garage side of the home. Mike is available if you want to customize your fence or gates in any way.

DAWSON LANDSCAPING

Shane Dawson

530-592-7114

Shane Dawson will be your contact for landscaping questions. His company will be responsible for grading and drainage, down spout drains, dry creek swales, boulders, plants, irrigation systems and back yard clean up.

GINNO'S APPLIANCES

Scott Dilg

530-342-2182

The current list of our standard appliances can be obtained from Ginno's Appliances. You will need to meet with **Scott Dilg** at Ginno's as soon as possible to generate an appliance list. This way, we can incorporate any upgrades you may want into our construction documents.

To help conserve energy, all our appliances are ENERGY STAR PARTNER qualified through the U.S. Department of Energy.

We have chosen Bosch dishwashers (www.boschappliances.com) because J.D. Power and Assoc. ranked them "highest in customer satisfaction". Bosch dishwashers are among the most efficient and quietest available. They can save you up to 20% in energy use as well, but most importantly, they are engineered to spotlessly clean your dishes.

General Electric (www.geappliances.com) is our choice for the remainder of our appliances. You may call Scott to see what other options are also available. Ginno's will then communicate with Armstrong Cabinets if there will be any hood or opening size changes.

The standard cooktop is gas. For homes smaller than 2000 sf, the standard cooktop is 30" wide. Larger homes will have a 36" gas cooktop. You may request an electric cooktop for an additional cost. Please be sure that you decide which fuel type you would like as early as possible and communicate that directly to the Plumber and the Electrician.

All of our homes have a built-in 30" oven, with a microwave over it. Note that homes that are at least 2500 sf will come standard with a double oven and microwave combination.

Appliances must be selected prior to start of sheetrock construction. Note that some hood upgrades will affect the venting that must be installed.

ARMSTRONG CABINETS

Brian Shirley

530-774-7443

You will need to meet with Brian Shirley at Armstrong Cabinets to go over your cabinet design and to prepare shop drawings. This will enable us to better coordinate our final drawings for construction.

Our standard cabinets are clear coated alder with white melamine interiors and shaker or recessed panel finger pull style recessed panel doors. The drawer slides are 100# ball-bearing full extension. Hinges are 120-degree, European Style and concealed.

Paint, stain and alternate materials are offered as an upgrade.

All of our kitchen base cabinets are 24" deep. Deeper cabinets may be considered an upgrade, especially where the countertops are affected.

Upper cabinets extend to approximately 8' above the floor. Extending the upper cabinets to the ceiling is an upgrade. If you are extending the cabinets to the ceiling, this should be decided early in the design process, as there is necessary coordination with other trades.

Our free-standing islands are generally 8' in length, and between 3' and 4' in width, depending on the plan. We predetermine the size of the island during preliminary design based on several factors that will not allow for changes once the home is started.

TOWNE CARPET

Penny Oswood

530-518-2229

Penny Oswood, one of the owners of Town Carpet & Drapes, will be installing our carpets and pads. Our carpet is manufactured by Shaw Industries (www.shawfloors.com). They are the world's largest manufacturer of carpeting and a leader in environmentally friendly floor covering. Philadelphia Carpet by Shaw Industries comes with a 10-year Quality Assurance Warranty. This warranty certifies that your carpet will be free of manufacturing defects for 7 years.

Our carpet features Shaw's R2X combined soil and stain resistance system, a patented treatment that offers a 7-year limited warranty against soiling and liquid spills. Shaw carpets, made of nylon, are engineered to provide unsurpassed quality and outstanding performance. Nylon makes a yarn of superior volume and consistent quality. This results in a better feeling carpet with uniform colorations. On a scale of 1 to 5, our carpet is rated a 3.5.

The style we have chosen is Shaw's Hayward style. It is FHA certified, low in Volatile Organic Compounds (VOC), so it is good for the indoor air quality of your home. Since it is 100% recyclable, it is environmentally friendly as well.

Shastan Homes uses a 7.5-pound, high-density carpet-pad under the carpet. Our carpet-pads are FHA Green Label Certified.

The following rooms will typically have carpet floors: Great room, living room, family room, dining room, hallways, closets, bedrooms. The following rooms will typically have tile floors: Bathrooms, entry, kitchen, laundry room.

Towne Carpet can also provide any kind of wood or laminate flooring you may want. We are lucky to work with their Contractor, Lance Sharp, who is one of the best installers in Chico. Penny can meet with you and go over all the choices and any upgrade costs.

HINKLES TILE

Joe Hinkle

530-693-0735

Our tile contractor, **Joe Hinkle** and his crew will be installing all the tile in our homes. Joe builds our shower walls and counter tops the old-fashioned way, using thick, wire-mesh reinforced cement mortar over a vapor barrier to form a base for our tile. The floors in the entry, kitchen, bathrooms and laundry are ceramic tile over an acrylic thin-set base. Crack membranes are used to help prevent cracking.

Early on, the buyers will meet with Joe. He will send you to the appropriate supplier to see what is standard and to make your tile choices.

Standard countertops in the master bath, secondary baths and laundry room (where applicable) will be quartz, with a 6" splash. Note that the splash height may vary, depending on the material selected.

Standard on all our homes will be a full kitchen tile back splash up to the bottom of the upper cabinets in the kitchens.

GINNOS COUNTER TOPS

Eduardo Sanchez

530-342-2182

After you have talked to Scott Dilg about your appliances and Joe Hinkle about your tile kitchen back splash, you will need to meet with **Eduardo Sanchez** at Ginno's to see our standard quartz selections.

Standard with our homes is quartz for the hearth top (raised or on the floor). Included are quartz legs which are 6 inches to 10 inches wide and a header up to the standard wood mantel provided by Armstrong Cabinets or one provided by Sam Leaf in the case of a custom antique wood mantle.

Finish Carpentry

Sam Leaf

530-518-2230

Sam Leaf will be performing all finish carpentry tasks such as installing exterior and interior doors, trimming the doors and windows and installing all the door hardware and baseboards. He will also install all kitchen and bathroom hardware.

Sam and his talented co-worker Brian Carrier will be outfitting our bedroom closets with a single pole and double shelves rather than just the typical single shelf and pole. The extra shelf provides additional storage capacity in the closet. The master closets also have a combination of double poles and double shelves.

Shoe racks are included in all walk-in master closets as a standard feature. For ease of cleaning and durability, we use enamel paint in our closet interiors and shelves.

Sam is available if customers want him to build any kind of fancy wood work such as fire place mantels and surrounds, crown molding, coffered or boxed ceilings or custom closet designs. You would also talk to Sam if you wanted to install custom door and bathroom hardware.

ADVANCED DOOR CO.

Jim Pool

530-894-7000

Jim Pool, owner of Advanced Door Company, will be supplying all our exterior and interior doors. For our interior doors, we have selected Cambridge style raised panel interior doors made by Jeld-Wen (www.jeld-wen.com). All doors are 8-feet tall. Our 9-foot ceilings throughout the homes allow us plenty of clearance for these doors. We also insist on four hinges per door rather than only three. This helps prevent warping of the doors. When hanging the doors, Sam Leaf uses cedar shingles shims so that all of the doorjambes are straight and true.

Our wood entry doors will be manufactured by Rogue Valley Door and distributed by T.M. Cobb (www.tmcobb.com). The California Craftsman Collection has many different variations and shapes to give the street scene a more custom look. These solid, straight-grained Douglas fir doors may be painted or stained.

We have chosen Plastpro (www.plastproinc.com) for all other exterior doors and French doors. They are fiberglass and Energy Star Certified. Fiberglass exterior doors take paint nicely and are not prone to warping and are highly weather resistant. Under our metal door thresh holds we use an entire tube of caulking, which sets up hard, giving a solid feeling when stepped on.

Shastan Homes uses Kwikset door hardware (www.kwikset.com) with a satin nickel finish. Our homes all have lever type hardware rather than knobs at all doors for easier operation. We also install one-inch dead bolt locks on all our swinging exterior doors for added security.

GARY DREWS DRYWALL

Craig North

530-570-9261

Gary Drews will be responsible for all the drywall on our project. Gary's crew uses screws instead of nails to fasten the gypsum board to the wood framing. This helps to reduce annoying "nail pops".

Many homebuilders will use a heavy texture on their walls, enabling them to more easily camouflage wall imperfections. Gary applies a "prep coat" to the wall prior the texture, which helps to hide seams and other imperfections. This enables us to use a finer texture called Medium Splatter. This texture is more visually appealing and easier to clean. The outside sheetrock corners are bull

nosed rather than square. The sheetrock behind the tile shower walls is a fiberglass board called Densheild which is impervious to water.

TELIC ELECTRIC

Dave Rudolph

530-520-0796

Dave Rudolph, owner of Telic Electric, is our high voltage electrical contractor. Dave is very experienced and qualified for this complex job. Before the wood framing is done and about two weeks before Dave starts wiring the home, you will meet with him and go over what is standard and any special requirements you may have. If you need Dave to customize the high voltage system, you will arrange with him on this walk thru to get it done the way you want.

Standard on all Shastan Homes is a 200-ampere electrical service panel on the out- side of the garage wall. We also install a 100-ampere electrical sub panel in the laundry rooms. This provides you, the homeowner, with the capacity to add features to your home such as a pool, spa, or a room addition. You could even accommodate an electric car or golf cart.

A separate circuit is provided in the garage for a future refrigerator/freezer, garage door opener, water heater controls and irrigation controls. Another circuit is provided for all interior and exterior receptacles. Building codes now require all electrical circuits in and outside the garage, to be equipped with "ground fault interrupters" or GFI's.

Our kitchen ceiling recessed lights are all LED fixtures. These LED fixtures use 85% less energy than conventional incandescent bulbs and less than half that of a comparable fluorescent. They are bright, cool to the touch, contain no mercury, and they can last 20 years.

Two ceiling fans are standard in our homes. If you choose to purchase more ceiling fans for your new home, many rooms like bedrooms, family rooms and living rooms are pre-wired for ceiling fans with lights, making it much easier for you to have Dave install your fixtures.

We provide smoke detectors in all rooms and locations as required by Code, and all our smoke detectors are wired, in series, so all detectors sound off simultaneously, within 3 seconds, in case of smoke or fire. We install 10-year lithium backup batteries in the smoke detectors to save you the trouble of having to change batteries every year.

MIKE GUNTHER IND.

Brent Gunther

530-774-7382

Brent Gunther is our low voltage electrician. He is available to help our home buyers with any thing they need like: surround sounds, Whole house audio, Landscape audio/video, Sunbrite outdoor TV's, cameras, Smart Easy to use Security, whole house vacuums, telephone, TV and computer wiring. You will want to talk to Brent at about the same time you talk to Dave Rudolph.

A standard feature with our homes is a structured Media Panel (SMP). This affords you a great deal of flexibility with your current and future communication wiring needs. SMP's are a very clean and organized way to handle all your cable, phone and computer network cabling. The cable TV and phone cables are all "home runs" to this panel.

The Cable TV "home runs" to the SMP result in the highest quality signal possible for your cable TV, satellite TV or cable modems. As a standard, TV jacks are provided in bedrooms 2 and 3 plus the master bedroom. We also place them in the family room, living room and den. In the family rooms and master bedrooms, two outlets are provided in most cases to allow flexibility in furniture placement.

Phone jacks are provided in master bedrooms, family rooms and kitchens. Telephone jacks are wired to be compatible with AT&T's "Fiber to the Premise" program. This provides our new home customers with an advanced portfolio of innovative communications and entertainment services through AT & T.

Options most often picked: Central Vacuum, TV on back patio, audio on the patio, audio in the garage with streaming capability.

Northern Lights

Joe Tilton

530-893-8008

Depending on the stage of construction in which you purchase your new home, you may be given an opportunity to select certain decorative light fixtures using our pre-established lighting budget. Joe Tilton is your contact to see what is standard. If you want to upgrade your light fixtures, you would place your order through Joe. He would notify Dave Rudolph of the changes when he delivers the lights for Dave to install.

KNIGHT PLUMBING

Tim Knight

530-624-5179

Tim Knight is our plumbing contractor. He and his key employee, Guy Flucard, are masters at their trades. They are very experienced at a few other trades also. You will want to talk to Tim early on. He will direct you to the correct supplier to see what is standard for toilets, tubs, sinks, sink fixtures and shower fixtures on our homes. While you are in their display room, you might fall in love with other plumbing fixtures. You may work directly with Tim to accommodate those changes.

All water lines are made of cross-linked polyethylene (PEX). Green Builder Magazine states; "Inert PEX pipe does not emit VOC's, is sustainable and environmentally friendly. It insulates against heat loss, and a well-designed system can speed water to outlets quicker than rigid piping, saving energy and

water over the life of the home. PEX also has a longer life span than copper, is not affected by electrolysis, and does not transmit noise." Additionally, we insulate all of our looped hot water pipes where they run through the attic space.

We take extra care to properly size our piping, to ensure adequate flow of water to our showers. Additionally, on the largest plans, we use a special loop system with a re-circulating pump that can be set to run during times of day that you will need hot water the most. This avoids wasting water and time while waiting for hot water to reach your faucet at the far ends of the house.

Our homes come standard with super-efficient, natural gas water heaters and home furnaces. We also provide gas pipes to the kitchen range, the clothes dryer and the fireplace.

A1 STOVES & FIREPLACES Steve Bruffy 530-345-9292

Our homes come standard with clean burning natural gas fireplaces made by HeatnGlow SL-7X provided and installed by A1 Stoves. The fireplace comes with a blower, a remote control, brick back panels and LED lighting of the embers. It also has a better and larger flame action of 30,500 BTU instead of the more typical 26,000 BTU. Customers may upgrade to glass back panels and a fancier front, instead of a simple screen.

Standard fireplaces are finished with quartz surrounds and hearths that match the quartz kitchen counter tops in most cases. If you buy your home prior to the framing stage, you may have time for **Steve Bruffy** to order different brands of fireplaces.

SADLER CONCRETE CONSTRUCTION Matt Sadler 530-979-0553

Our concrete contractor is **Matt Sadler**. He has been doing work for Shastan Homes for many years. Matt and his crew are responsible for the concrete foundations, front and rear porches and garage floors. As soon as Matt has poured the garage floors and front and rear porches, we have the framing contractor cover those areas with cheap wood fiber board that we remove when the house is done. This protects those concrete surfaces from scaring and damage during construction. Such things as dirt stains, rusty nail stains, paint spills, drywall mud and muddy foot prints.

Matt is also responsible for pouring and finishing all driveways and walkways in front of the house. Matt is available to build additional concrete work in our customers back yards.

Our foundations have 2 horizontal steel reinforcing bars, one top and one bottom. Steel reinforcing in the foundation improves the strength and ductility of the concrete footings. This helps minimize cracking and the effects of soil heave and settlement.

If you took a cross section through one of our typical floor slabs, you would find our slabs are reinforced with #3 rebar on 24-inch centers. Under the slab you would find a sand layer over a 10-mil vapor barrier over 4" of gravel fill. Each of the various components of this assembly has a purpose. The 10-mil vapor barrier and the gravel fill help prevent moisture found in the ground below from getting into your floor slab. The sand protects the vapor barrier while the concrete is being placed. The rebar is not required by the building code, but we install this as another measure to help minimize slab cracking. We also install control joints in key locations throughout the house, garage and driveway to further minimize and control the inevitable irregular cracking that will occur in concrete slabs.

CONSTRUCTION FRAMING SERVICES Jim Ratekin 530-624-4165

Local framing contractor **Jim Ratekin**, and his highly trained crew of experienced carpenters and support staff, have been framing our homes for over 32 years. They take pride in their work, putting a great deal of effort into making sure the homes are framed "true and square". This is of great benefit to all of the trades that follow framing during construction.

Our walls are framed with Douglas fir (DF) lumber. While we could use the lesser 'Stud' grade, we instead use DF#2 and better, because of its superior strength and quality. All exposed wood beams are DF#1 and better. Our walls are framed with the studs spaced 16 inches o/c. Many builders have resorted to studs that are 24 inches o/c to save costs. Using studs at 16 inches o/c ensures stronger and straighter walls. After the framing is done and prior to the installation of drywall, the framing contractor checks all walls with a straight edge to make sure they are within a ¼ inch tolerance.

Our exterior siding boards and trim are made by Allura USA (www.allurausa.com) specializing in fiber cement boards, panels and trim. These fiber cement products are fire resistant, bug resistant, mildew resistant, impervious to water and have a fifty year warranty.

For roof sheathing we are using TechShield Radiant Barrier by Louisiana Pacific (www.lpcorp.com/radiantbarrier), a qualified Energy Star Partner. TechShield uses a patented aluminum layer on their plywood to minimize radiant heat gain in summer, and to minimize radiant heat loss in winter. TechShield blocks up to 97% of the radiant heat and can cut monthly energy bills up to 20%.

GARAGES

You will find that many homes will only have 20-foot deep garages, with a 7-foot high garage door. Most of the garages on our homes are typically larger and are designed to accommodate larger vehicles.

We fully insulate the walls, ceilings and the garage doors. All this insulation helps to make the garage more comfortable and “user friendly” year-round. Insulating the garage also helps improve the comfort of the house, depending on how much foot traffic there is in and out of the garage.

Additionally, our garage walls and ceilings are fully textured and painted. The window in the garage has the same finish trim as the rest of the home. The concrete floors in our garages are sloped to the garage door to allow the garage to be hosed out when necessary. We cover the garage floors during construction to keep them looking new.

Plan 2287 has workbench area in the garage. Plan 1928 has a 3rd car garage with an extra back facing garage door to allow access to the back yard. And, plans 2552 and 2717 both have 3rd car garages.

SHARP’S GARAGE DOORS

Tyler Sharp

530-533-5713

Tyler Sharp of Sharp Garage Doors will be installing our insulated, carriage style doors made by Amarr. We will select a door style for each home, but you can suggest an alternate from the Amarr Classica Series, if desired. If the door you select fits the styling of the home, we will allow a substitution. Note that garage doors are ordered about the time we start framing the house, so if you would like a different style garage door that what is shown on the drawings, please let us know as early as possible.

JESSEE HEATING & AIR

Mike Gray

530-891-4926

Our HVAC (Heating, Ventilation and Air Conditioning) contractor is **Mike Gray**. In 2016, the California Energy Commission (CEC) enacted tough efficiency standards for all new homes. Mike and his crew are helping us meet those standards in every category with a system made by Carrier (5 Ton).

	<u>OLD CEC STANDARDS</u>	<u>SHASTAN STANDARDS</u>
AIR-CONDITIONING	13.0 SEER /11.0 EER	16.0 SEER/13.0 EER

	No TXV	Includes TXV
FURNACE	80% AFUE No variable speed fan	96% AFUE Includes variable speed fan
INSULATED DUCTING	R-4.2	R-6.0
PROGRAMMABLE THERMOSTATS	Not required	Included
WHOLE HOUSE FAN	Not required	Included (Quiet Cool)
ROOF MOUNTED ATIC FAN	Not required	Included. Thermostat Controlled

SEER, or Seasonal Energy Efficiency Ratio: The higher this number is, the lower your cooling costs will be. The EER is related to the SEER but may vary depending on the climate where you live. Again, a higher number means a more efficient air-conditioner. A TXV is a valve that regulates refrigerant flow based on need, thereby causing the cooling unit to operate at maximum efficiency.

AFUE, or Annual Fuel Utilization Efficiency: This factor is used to rate the efficiency of heating units. Our heating units are considerably more efficient than the already high California Energy Commission (CEC) standards.

Our ducting has a 42% higher insulation value (R-value) than the CEC standard. In addition, our ducts are clamped and caulked to reduce leakage. We also retain an independent rater to check each home we build to ensure that the leakage is less than what is allowed by CEC standards.

Programmable thermostats give you the ability to save 5% to 15% of your heating and cooling costs by automating the system.

Whole house fans give you the ability to cool off a warm house and attic with cool evening air through opened windows. Thermostat controlled attic fans suck the cooler outside air into the attic thru the eve vents and it pushes the hotter attic air out the top.

SMITH INSULATION Ed Smith 530-217-9425

Ed Smith, our Insulation Contractor has one of the most important jobs on our job sites. Ed is very conscientious about caulking, sealing and insulating our homes to meet California’s stringent requirements. All of Ed’s work is certified by the independent inspector Valley Duct Testing and the City of Chico.

In our ceilings we use R-51 fiberglass insulation, while the minimum required by the CEC is R-38. Our exterior walls have R-15 fiberglass batts with one-inch rigid foam board insulation behind the stucco areas. This adds an R factor of 4

to the stucco walls. Counting the total wall assembly at the exterior walls with stucco we achieve R-19 when the minimum required by the CEC is R-13. We also insulate all interior walls such as bedrooms, bathrooms, kitchens and laundry rooms for noise reduction between adjacent spaces.

We blow the attic insulation 16.5 inches thick over all conditioned spaces, over the front and rear porches and over the garage ceiling too.

In addition to using high quality Knauf Insulation, Ed Smith adheres to the ACM Residential Manual, Appendix RH - High Quality Insulation Installation Procedures, and Thermal Bypass Checklist Guide as published by the United States EPA.

CASEY SWAIM PAINTING Casey Swaim 530-520-6424

Casey Swaim is our painting contractor. Along with his good eye for details, he will use only the highest quality Kelly-Moore interior paints. The exterior paint we will use, still has not been determined. Our living areas are painted with a flat paint. The kitchen, bathrooms and all exterior doors are painted with industrial grade water-based enamel. There is absolutely no lead in any of our paints. Our plaster areas are painted with a high-quality latex paint. This helps reduce moisture penetration of the plaster areas. By painting the exteriors of our homes, we achieve more true vivid colors and the new homeowner will have the ability to “touch up” later if necessary.

Exterior colors have already been predetermined and approved. New home buyers will be able to meet with Casey to talk about indoor paint colors such as cabinets, doors, walls and ceilings.

MID VALLEY LATH & PLASTER Lonnie Joyner 530-680-0491

Our plastering contractor, **Lonnie Joyner**, will be using a two-coat stucco system that is applied over a 1" rigid insulation foam board and a layer of wire lath, nailed to the studs through a layer of waterproof Kraft Paper. Shastan Homes spends extra money on a fine texture for the finish coat, as it looks better and catches less dust. This plaster will be painted by Casey with two coats of paint. A primer and a color coat.

Lonnie will be available to our customers if they want any exterior stone work or stone work around their fireplaces.

G & R ROOFING Sara Nelson 530-518-5010

Sara Nelson is the operations manager for G & R. Their crew will be installing 30 Year Pabco, Pewter Gray, asphalt shingles over a layer of waterproof Kraft paper.

SUNPOWER CORPORATION

1-800-786-7693

In 2020 the State will require that all California homebuilders offer homebuyers solar panels. Our customers are showing a growing concern about global warming, impacts on the environment and our need to lessen our dependence on fossil fuels. Plus, they like saving thousands of dollars every year.

Our solar power generation systems use roof-mounted solar panels with photovoltaic (PV) cells, and the systems are manufactured and installed by SunPower Corporation (www.sunpowercorp.com). Our homes will have a 2.7 kW system with a 25-year warranty. We chose SunPower to provide and install our solar power generation systems because they have so much to offer our homebuyers. Such as:

- SunPower provides the highest efficiency solar cells available today.
- They are world leaders in manufacturing and installation of solar systems.
- The company is located and founded in Northern California.
- It provides Internet based monitoring of each solar PV system.

In addition to enabling SunPower to service and monitor system performance, this would enable homeowners to track solar power production. You must remember to call SunPower prior to closing escrow to provide them with your utility account information and to activate your systems warranty and to start saving.

And..... New homeowners who buy our homes with a standard solar power generation system are eligible for a **federal tax credit** for the tax year that they purchased their home. They may also request a property tax exemption from their county assessor.

MILLER GLASS

Jim Beltramo

530-624-6213

Jim Beltramo, one of the owners, is your contact at Miller Glass. He will be providing our windows, sliding glass doors and SunTunnels to the framing contractor for them to install. Miller Glass will also be providing and installing all mirrors and glass shower enclosures. If you want to order glass cabinet doors, fancy mirrors or shower doors, Jim is available to help you.

When we designed our floor plans, much thought was given to the placement of windows and doors. An antiquated floor plan or improperly placed windows and doors may cause you some grief when you can't find a place for a favorite piece of furniture. A home with a well-planned layout will also have better resale value if or when you need to move again in the future.

Our windows and sliding glass doors are manufactured by Alpine Windows (www.alpinewindowssystems.com). Alpine windows and doors are Energy Star Partner qualified and they were designated Energy Star Partner of the year three years in a row. Alpine windows are made with energy efficient Solar Therm Ultra glass packages. This glass package includes glass that has a soft coat, SHGC multi-layer, vacuum deposition Low-E glass with argon gas and an Intercept Warm-Edge Spacer System.

U-value measures a window's resistance to heat loss. The lower the U-value, the less money you will spend on conditioning your home. Our homes have a U-value of .30 compared to a typical home with window U-values of 56.

Solar Heat Gain Coefficient (SHGC) indicates how well a window might block the heat caused by sunlight. The lower the number the more you will save on air-conditioning costs. Our SHGC is .22. An old-fashioned single pane window would have a SHGC of .86.

NEW HOME SERVICES

Holli Anderson

530-519-9190

Shastan Homes provides its clients with the personal attention necessary to get the job done right. We work directly with our homebuyers. Please call Holli with any questions.

Shastan Homes retains the right to change these features at any time..