

Builder Comparison Checklist

Uncommon Standards and Features

R&R Homes standard features are many other builders' upgrades (link to our standards list). Don't be fooled by their low starting price points and overcharged upgrades! R&R Homes includes so many great features including your new Energy Star home!

| Energy Efficiency and Green Building | | | |
|---|-----------------------|--|--|
| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
| R&R Homes is 100% committed to building only new ENERGY STAR Version 3.0 homes! Other builders say they are Energy Star or energy efficient but make sure they prove it with an ENERGY STAR certificate and HERS score! | YES HERS score: __ | <input type="checkbox"/> HERS score: __ | <input type="checkbox"/> HERS score: __ |
| By using less energy for heating, cooling, and water heating you have lower utility costs by ~45% or more for your new R&R Home. | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| In your new R&R Home ENERGY STAR certified home, comfort is ensured with consistent temperatures between and across rooms; indoor air quality is enhanced by reducing dust, pollen, bugs, and excessive humidity; and durability is improved with comprehensive water protection, windows that block damaging sunlight, and better grade equipment. | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Trained and certified HVAC professionals design and install the heating and cooling systems in your ENERGY STAR certified home in accordance with best practices established by the leading industry association | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| ENERGY STAR appliances are installed throughout your new home | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Third-party Inspectors conduct onsite inspections and testing of your new R&R Home to ensure it meets the rigorous program guidelines of ENERGY STAR. The process includes a blower door test to measure air leakage in the house, a duct blaster test to measure duct leakage and a comprehensive set of inspections to assure proper construction details throughout your home. | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Advanced framing and air sealing techniques | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| We recycle the majority of cardboard and wood leftover from our jobsites | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Tankless hot water heater for continuous hot water | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| 92.1% high-efficiency forced-air gas furnace | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 SEER Central Air Conditioning (AC) unit | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Low-E double-glazed Amsco vinyl windows | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| R-44 CertainTeed InsulSafe blown-in attic insulation | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| R-23 CertainTeed OptimaBIBS Blown-in Insulation in 2x6 exterior walls | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Power Humidifier built into furnace operation for year-round use | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Active Radon System installed (fan included) | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Furnace, water heater & fireplace are all sealed combustion appliances | YES | <input type="checkbox"/> | <input type="checkbox"/> |

| Quality Before, During and After the Build | | | |
|--|-----------|--------------------------|--------------------------|
| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
| Temporary Furnace is used in all new home construction! So your new 92.1% high-efficiency furnace is really brand new when you move in and under warranty. | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Over 130 item final checklist completed by Builder to ensure your new home has very little to no issues when you move-in | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| New home walkthrough with the Builder to review everything about your new home | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| 3, 6 and 11 month check-ups with the Builder for any issues | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| ~90% of R&R sub-contractors and vendors have been with R&R for over 11 years. This ensures consistent quality and craftsmanship on every new home. | YES | <input type="checkbox"/> | <input type="checkbox"/> |

web: www.randrnewhomes.com | email: tracy@tracysteam.com | phone: (970) 567-0907



Builder Comparison Checklist

Uncommon Standards and Features

(970) 567-0907 - phone
www.randrnewhomes.com

Solid Construction of Your New R&R Home

| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
|--|-----------|--------------------------|--------------------------|
| R&R Homes uses OSB-backed siding that has a 50 year warranty and is structurally better than 30 year warranty hardboard siding. The OSB-backed siding is hard to damage and is generally considered to show less waviness on long walls. | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Advanced framing and air sealing techniques | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| 2x6 main level wall construction | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior caulking for all siding, windows, doors & other penetrations w/ Dynaflex230 upgraded exterior caulk for less cracking | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Foam sealant around all mechanical penetrations and other necessary areas | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| LPI silent floor system floor joists for sturdier main floor | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Foundation engineered for tested soils conditions | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Innovative Pex water supply lines | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Engineered roof trusses | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Textured roof shingles with 30-year guarantee (some areas require Class 4) | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Moisture barrier wrap around entire house and window tape used on all openings | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Steel structural columns in basements to support steel beams | YES | <input type="checkbox"/> | <input type="checkbox"/> |

Luxury Standard Interior Finishes

| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
|---|-----------|--------------------------|--------------------------|
| Matching color hardware, faucet, hinge, etc colors for color coordination | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Solid pine wood interior doors are standard and stained to match wood trim | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Real hardwood floors | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Tile throughout the home in entry, laundry and baths floors, walls and backsplashes | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Stainmaster or Anso Nylon carpet with 8lb. ½" Super-pad. | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Pre-wired 5.1 surround sound system in each home | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| IPI Gas log fireplaces w/hearth & mantle - direct vent system for sealed combustion | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| 8-foot main level 2x6 walls with some vaulted ceilings | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Knotty alder trim throughout home | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Rounded drywall corners w/ "Knockdown" texture | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling fans standard in great room and master bedroom | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Full-height stair rail with wrought iron balusters | YES | <input type="checkbox"/> | <input type="checkbox"/> |

web: www.randrnewhomes.com | email: tracy@tracysteam.com | phone: (970) 567-0907



Builder Comparison Checklist

(970) 567-0907 - phone
www.randrnewhomes.com

Uncommon Standards and Features

| Gourmet Kitchen | | | |
|---|-----------|--------------------------|--------------------------|
| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
| 3 cm granite slab countertops (multiple colors & 2 upgraded edge choices) | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Hickory, White or Red Oak hardwood floors in kitchen & dining area (standard depends on wood species availability and other wood options) | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Alder kitchen cabinets (other wood choices available) – stained | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Microwave vents to the exterior of the home-NOT recirculating into home | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas or electric range | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Full-tile backsplash | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Large walk-in pantry (most models) with automatic pantry light | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Black granite undermount kitchen sink | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Choice of black or stainless steel appliances including side-by-side refrigerator with icemaker and water at the front of fridge | YES | <input type="checkbox"/> | <input type="checkbox"/> |

| Luxury Standard Bath Finishes | | | |
|---|-----------|--------------------------|--------------------------|
| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
| Matching hardware, faucet, hinge, etc colors for color coordination | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Luxurious 5-piece master bath | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Soaking tub (non-jetted) in master bath | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Raised back-saver vanities in master bath | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Granite shower seat and ledge in master bathroom (most models) | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Walk-in master closet with stack shelves and robe hook | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Master bathroom automatic sensor w/ rope light & step can in water closet | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Laundry sink in laundry room with upper cabinets for storage | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Oversize-height master bathroom shower door | YES | <input type="checkbox"/> | <input type="checkbox"/> |

| Standard Electrical Effects | | | |
|---|-----------|--------------------------|--------------------------|
| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
| Telephone outlets and TV outlets in all bedrooms and family rooms | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Three outlets in garage for work use | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Weatherproof outlet at front & rear of house | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Generous use of recessed can-lighting in kitchen | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling fans in master bedroom and great room | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| USB outlet combo in kitchen or master bedroom for your charging needs | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Pre-wired 5.1 surround sound system in every home is standard | YES | <input type="checkbox"/> | <input type="checkbox"/> |

web: www.randrnewhomes.com | email: tracy@tracysteam.com | phone: (970) 567-0907



Builder Comparison Checklist

(970) 567-0907 - phone
www.randrnewhomes.com

Uncommon Standards and Features

Standard Garage and Exterior Finishes

| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
|---|-----------|--------------------------|--------------------------|
| Tried-and-true building practices, such as flashing, moisture barriers, and heavy-duty membranes, are employed to effectively drain water from the roofs, walls, and foundations of your R&R ENERGY STAR certified home | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Area well grates already installed for your safety and protection | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Concrete patios that are a generous size and can fit your BBQ, table & chairs | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Hot/cold spigot in garage for warm water to wash cars and garage floor | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Finished garage that is textured and painted with installed base installed and Rust-O-Leum epoxy-sealed floor and insulated | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Garage is insulated with R19 attic insulation, R13 batts in walls and insulated garage doors | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Upgraded garage door openers with belt (not chain) driven and nylon (not steel) rollers for quieter operation | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior garage code keypad to control your garage doors | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Front yard landscaping with sprinkler system (certain subdivisions only) | YES | <input type="checkbox"/> | <input type="checkbox"/> |

Basement

| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
|---|-----------|--------------------------|--------------------------|
| 5'x5' or 6'x5' (5050 and 6050) Boman-Kemp NatraStone (taupe color) area well systems that allow plenty of natural light into the basement | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Area well grates already installed for your safety and protection | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| 9-foot ceilings in basement for a better basement finish | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Rough-in plumbing for future basement bath | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| Optional basement finish ideas include fireplace, wet bar, theater room, etc | YES | <input type="checkbox"/> | <input type="checkbox"/> |

The R&R Homes Difference

| Quality Measure | R&R Homes | Builder #2 | Builder #3 |
|---|-----------|--------------------------|--------------------------|
| R&R Homes draws all their own plans so we can adjust our house plans to meet your specific needs and desires | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| R&R Homes can also help you design your new custom home based off your own ideas and design | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| R&R Homes buyers work directly with the Builder himself and Tracy's Team | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| R&R Homes can build your new home anywhere in Northern Colorado | YES | <input type="checkbox"/> | <input type="checkbox"/> |
| We encourage you to talk our current homeowners to see how satisfied they are with their new R&R Home and the great experience they had | YES | <input type="checkbox"/> | <input type="checkbox"/> |

*Cambria model has some kitchen, interior and exterior upgrades not listed here – please talk to an R&R Homes representative.

web: www.randrnewhomes.com | email: tracy@tracysteam.com | phone: (970) 567-0907