

Bluff Lake Rows ~ 2- and 3-Story Rowhomes

Energy Efficiency

HERS SCORES typically in the Mid 50's to 60's

A HERS Score is a measurement of a home's energy efficiency - similar to the mpg rating for a car. A HERS score allows buyers to compare the energy efficiency of homes they are considering buying. The lower the score, the better. As a comparison, a typical 10-year old home averages a score of 130, a typical new home scores roughly an 100; an Energy Star home scores a 70; and a Zero Energy home scores a Zero. Again, the lower the score, the better.

2-Story Rowhomes: Double 2x4 Wall Construction

Thrive's premium performance exterior DOUBLE 2x4 Walls with studs staggered at 24" with a 2½" space. The resulting 9½" exterior wall provides amazing benefits including increased money-saving insulation, exceptional energy performance, excellent air barrier support and noise reduction. The layered wall materials create a more consistent and reliable air barrier and the additional materials and wall thickness prevent noise from traveling through the walls - from both inside your home and the noise from outside.

3-Story Rowhomes: Exterior 2x6 Wall Construction

Thrive's performance exterior 2x6 walls provides amazing benefits including increased money-saving insulation, exceptional energy performance, excellent air barrier support and noise reduction.

Raised Heel Roof Trusses

This is where the roof meets the exterior wall. A standard roof truss is only 4-inches high, limiting the amount of insulation that can be installed and reducing the efficiency of your home. Thrive's 12 to 14 inch roof trusses provide for a full 8 to 10 inches deeper insulation across the entire ceiling/attic which improves the overall energy efficiency of your home.

2-Story Rowhomes: 14-inch Raised Heel Roof Trusses
3-Story Rowhomes: 12-inch Raised Heel Roof Trusses

Solar Electric Power System Prewire

Prewire for solar electric power system. A solar electric power system will generate electrical power to lower your electricity bills. Ask the Community Sales Consultant for information on the Solar option.

Carrier® 96% Efficient Gas Furnace and Honeywell® Pro4000 5-2 Day Programmable Thermostat

Air Conditioning Included

Tankless Water Heater

Navien Tankless Water Heater with Intelligent Recirculating Pump that recognizes hot water usage patterns to intelligently provide hot water when needed.

High Performance Windows

As quiet as they are energy efficient, these Low-E, argon gas-filled windows feature high performance glass that reduces the sun's damaging ultraviolet rays which can fade your carpets, curtains and furniture. Meet or exceeds ENERGY STAR® qualifications.

Blown-In, High-Performance PROPINK® L77 Insulation

This Owens-Corning insulation creates a thoroughly insulated thermal shell. Unlike batt insulation, blown-in fiberglass insulation easily flows around wires, electrical boxes and pipes, and penetrates odd shaped cavities.

Owens Corning EnergyComplete®

Air leakage is one of the biggest sources of heating and cooling loss in a home. EnergyComplete® Sealant seals the leaks and improves your indoor air quality by reducing allergens and outdoor air pollutants, blocks gaps and holes to help keep out insects and other pests, and reduces the flow of moist air that can lead to mold growth in your walls.

DuPont™ Tyvek® DrainWrap™

DuPont™ Tyvek® DrainWrap™ is a moisture barrier designed to provide enhanced drainage in areas subject to extreme, wind driven rain. It combines the superior air and water resistance, vapor permeability and strength of Tyvek® with a vertically grooved surface, to help channel water safely to the outside.

Built to ENERGY STAR® Standards

Independent ENERGY STAR certified new homes are designed and built to standards well above most other homes on the market today, delivering energy efficiency savings of up to 30 percent when compared to typical new homes.

3rd Party Verification

Independent testing by a qualified third-party of the thermal envelope and energy systems with individual inspections to insure adherence to strict requirements set by the U.S. Environmental Protection Agency.

Healthy Home

Indoor airPLUS Certified

Recognized by the Environmental Protection Agency, our homes meet the EPA's rigorous guidelines for improved indoor air quality and are built with a comprehensive package of measures to minimize dangerous pollutants, provide continuous fresh air, and effectively filter the air your family breathes.

Active Radon System

An active radon system is used to mitigate radon in the home by using vent pipe that runs underneath the slab and up through the attic with the use of a fan.

Certainteed AirRenew® Drywall

AirRenew® actively cleans the air. It is the industry's first formaldehyde-absorbing technology which actively removes formaldehyde from the air, converting it into a safe, inert compound, improving indoor air quality for generations.

Transfer Grilles

Transfer grilles between rooms improve the energy efficiency of homes by facilitating air circulation and ensure heated or cooled air moves freely throughout the home to promote a more consistent temperature throughout the home.

Homes that do more.

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Low VOC paints

Low VOC paints have reduced amounts of Volatile Organic Compounds and use water instead of petroleum-based solvents containing no, or very low levels, of metals and formaldehyde, thereby reducing levels of harmful emissions.

DensShield Tile Backer

Georgia-Pacific's DensShield Tile Backer is the only tile backer engineered to keep moisture out of the wall cavity. Engineered to prevent damage to the sub-floor or wall cavity if moisture seeps through grouted tile, DensShield® Tile Backer is the first backer board with a built-in moisture barrier. It integrates a moisture-resistant core and microbial barrier* with fiberglass mats and a unique heat-cured acrylic coating.

Blue-Stained Pine

A better Colorado: Harvesting blue-stained pine is a perfect alternative to cutting live trees. • Local lumber = local jobs: Blue-stained pine is harvested, milled and framed in Colorado so more jobs stay in state. • Happier + safer forests: Clearing dead wood reduces fire danger and promotes healthy forests. • Strength to the core: This stud-grade lodgepole pine is ideal for wood-frame construction.

Interior Comfort

Ceiling Height

Up to 10-Foot Ceilings on the Main Living Level.

Interior Trim and Hardware

2-Story Rowhomes: 3 1/4-inch base and 2 1/4-inch door casing, and Schlage® Stratus satin nickel door knobs.

3-Story Rowhomes: 5 1/2-inch base and 3 1/2-inch door casing, and Schlage® Torino satin nickel door knobs.

Front Door and Hardware

2-Story Rowhomes: Therma-Tru front door with Schlage® Barcelona satin nickel handleset.

3-Story Rowhomes: Therma-Tru front door with insulated frosted glass at doorlite and Schlage® Barcelona satin nickel handleset.

Lighting

100% LED lighting throughout.

Cabinetry

Maple cabinets, square recessed panel with 42-inch upper cabinets and full depth adjustable shelves.

Kitchen Counters & Sink

Slab Granite with flat polished edge and 4" backsplash. Stainless steel undermount kitchen sink with Delta® Essa Watersense chrome faucet Insinkerator disposal.

Appliances

Whirlpool® black appliances including free-standing electric smooth top range, 30" hood and ENERGY STAR® dishwasher.

Flooring

Entry & Kitchen: Mohawk Crawford Oak 3" Engineered wood floor
Baths and Laundry: 12 x12 Dal Sandalo Tile
Other Locations: Mohawk Copper Creek over 6# Rebound Padding.

Master Bath

Vanities with Slab Granite counters, undermount sinks with Delta® Classic Watersense chrome faucets, Kohler Archer 5 foot tub/shower and 1.28 gal flush china toilet.

Secondary Baths

Vanity with Slab Granite counters with undermount sink (2-story: Sterling® oval vitreous china sink) and Delta® Classic Watersense chrome faucet, Sterling® All-Pro 5-foot tub/shower and Sterling® 1.28 gal flush china toilet.

Powder Bath

Sterling® South Hampton pedestal sink with with Delta® Classic Watersense chrome faucet and Sterling 1.28 gal flush china toilet.

Wall Tile in Baths

6" x 6" ceramic tile surround at tub and shower areas to ceiling.

Thoughtful Design & Convenience

Ceiling fan prewire at all bedrooms

Media Outlets

Combination of voice, data, audio & video at all bedrooms, kitchen, studies and lofts, each wired directly from the outlet to a central location (not daisy chained).

Uponor® PEX water distribution system

PEX resists corrosion and freeze-breakage, and PEX doesn't transfer heat like copper plumbing, so it conserves energy, and water flows more quietly through PEX plumbing.

Garage

Attached garage via alley access.

Garage Door Opener with 2 Remotes

Plan 1116 - One Car Garage.

Plan 1119, 1120 and 2-Story Rows - Two Car Garage.

Prewire for future Level 2 charging station that can recharge the car as much as five times faster.

Patio and Balcony

Extended patio with railing enclosure on lower level. Large composite 2nd Floor balcony on 3-story rows.

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