

Specification	The MK Homes Standard. Full Custom and Fully Customer Focused	The Production Builder “standard”
Foundation	Superior Walls- precast, insulated concrete foundations with prepared footer and rain leaders.	Block walls (leaks and cracks) or poured concrete walls (no insulation/ weaker).
<i>What it means to you</i>	Adds quality living space that feels the same as the rest of the home and stays dry and comfortable whether you finish the area or not.	Basements are damp, musty and cold. Walls crack and may leak with time.
Structural Beams	Custom designed steel beams sized for each home.	Light-weight steel or wood beams.
<i>What it means to you</i>	Allows for longer free-span basement spaces with minimal posts. Posts are buried within walls in most floor plans.	Requires close spacing of posts, interrupting open floor plans and limiting finish options.
Framing	16” OC premium grade studs Engineered truss roof system Bottom chord overhang trusses, sealed and vented	Stud-grade studs Stick-framed non-engineered roofs Plain trusses
<i>What it means to you</i>	. Premium grade studs make for straighter, truer walls. Engineered truss system reduces requirement for bearing walls on interior of home, allowing for more open floor plans. Also, engineered trusses minimize human error of on-site roof construction. Bottom chord overhang trusses prevents ice damming and heat loss at the intersection of the roof and walls. Bottom chord overhang trusses also allow room for the option of architectural detail and more space over windows below the roof line.	Standard grade studs are knotted and bowed. Stick framed roofs require more bearing walls inside the home and give room for human error in the structural integrity of the home. Plain trusses allow for ice dams and heat loss, limit the options for architectural elements on the exterior of the home.
Exterior Sheathing	R5 1” DOW exterior sheathing, glued and seams taped.	½” OSB exterior sheathing
<i>What it means to you</i>	Exterior foam, in conjunction with other layers of insulation, provides multiple thermal breaks to prevent air, noise, and dust infiltration into the home, resulting in lower energy costs and a healthier, more comfortable home to live in.	½” OSB absorbs moisture and allows thermal bridging (the easy and quick transfer of unconditioned air into your house).
HVAC System	Sealed supply and return duct work to minimize energy loss, installed in a conditioned space. System sized for home to maximize efficiency.	Flex duct systems, unsealed in an unconditioned space. System oversized to compensate for inefficiency.
<i>What it means to you</i>	No energy loss= little money wasted on heating and cooling home	Lost energy= lost money

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Insulation	1” closed cell spray foam insulation on all exterior walls with R11 batts (total exterior wall R Value R23) and R49 blown cellulose in attic. Garage walls R13 batts. Sound proofing insulation standard.	Only R19 fiber batts and little or no sound-proofing insulation.
<i>What it means to you</i>	More and better designed insulation= home is more comfortable and healthier to live in, with lower utility bills (saves you \$\$\$).	House insulated same way that homes were in the 1980’s. Conditioned air lost through lack of insulation, energy costs higher. Dust and noise infiltration higher than with modern insulation practices. No sound insulation makes home less comfortable, less private.
Plumbing System	Manifold PEX System with individual quarter turn shut-offs for each water line with additional shut-offs at the sinks and toilets.	Copper pipes or PEX with no individual shut-offs, joints in walls.
<i>What it means to you</i>	No hot water surges/ scalding. Direct water lines allow for equal pressure to each fixture and maintenance to individual fixtures can be accomplished without shutting off water to rest of home.	Hot water surges when running two fixtures. Wall joints require more maintenance and repair. Repairing a single fixture requires shutting off water to whole house.
Plans	Home is designed uniquely for the way you and your family live. We design the home in conjunction with you with your budget, needs, and wants as the foremost concerns.	No/ minimal alterations to stock plans designed for mass selling appeal, not designed specifically for you.
<i>What it means to you</i>	Resulting home is the one YOU want, and you decide where to spend your money (what matters most to you).	Resulting home is the stock plan that closest fits your needs and budget, but may include features you do not value or lack ones you do.
Interior and Exterior Selections	Unlimited selections. Guided by knowledgeable and experienced professionals and aided by our online customer selection system, we will walk you through each step of customizing your new home.	Choose selection A, B, or C, leading to a cookie-cutter home in a cookie-cutter neighborhood.
<i>What it means to you</i>	You select and love every item that goes into your home, and you have help along the way to make each choice.	Unless you are a cookie, you probably aren’t looking for a cookie-cutter house.
Energy Rating	Regularly achieve HERS scores in the 40’s. Homes exceed the Energy Star standard.	To meet code, HERS score must be 100. For Energy Star certification score must be 80.
<i>What it means to you</i>	Significant reduction in energy costs (~\$2,000 per year), along with living in a more comfortable and healthier environment.	Homes are more expensive to maintain, have higher utility bills, and are less comfortable.