

John Herder Building Inc.

The Estates at Tortolita Preserve

Beyond Standard...are “Our Standards”

Our homes *begin* with the following “standard” features:

EXTERIOR AND DESIGN:

- 2x6 Construction with Full Structural Sheathing Wrapped Around Entire Home
- Structurally Engineered Post-Tension Slab
- Proprietary Synthetic Stucco Finish with Integrated Color
- Waterproof Parapet System
- Walls Insulated to Roof
- Milgard Low E Dual Pane Vinyl Windows with Lifetime Warranty
- Recessed Set Windows
- Specially Engineered Truss Systems
- Certified Quality Lumber
- Superior Efficiency
- Knotty Alder Solid Wood Entry Door with Security Deadbolt
- Custom Designed Roof Structure and Drainage
- Unique Plumbing Techniques
- Stuccoed and Painted Dome Ext. Lights
- Clay Drainage Scuppers
- Plumbed for Soft Water Loop
- No Freeze Water Service
- Finished and Insulated Garage Interior with LED Over Head Lighting
- Insulated Steel Garage Door with Automatic Openers
- Paver Stone or Concrete Driveway, Walkway and Porches
- Stubbed for Future Irrigation
- Hose Bib at Front, Rear and Sides
- House Numbers and Illuminated Doorbell

DISTINCTIVE INTERIORS:

- Various Size & Design JHBC Std Tile Throughout with JHBC Std Carpet at Bedrooms and Closets
- Colored Concrete using JHBC Std Colors
- Hand-Applied Hock & Trowel Texture
- Rounded Interior Corners
- Superior Drywall System
- 10' Ceilings Heights
- LED Recessed Can Lighting
- Wired for Lighting at Dining, Kitchen Island and Bath Vanities
- Knotty Alder Solid Wood Interior Doors at all Public Areas. Choice of 1, 2 or 4 Panel Masonite Interior Doors at Remaining Locations Through Home
- Washable Interior Paint
- Fireplace – JHBC Standard Linear or Beehive with JHBC Tiled Box Frame
- Rustic Wood Accents at Kitchen
- Kwikset Door Handles: Lever-Handled Brushed Nickel or Antique Bronze with Matching Hinges
- Spacious Closets with Built-In Shelving

INSPIRING KITCHENS:

- JHBC Std Slab Granite or Quartz Counter tops
- Knotty Alder, Hickory, Maple, Oak or Cherry Cabinets with Crown Molding
- Adjustable Shelving, Soft Close Doors and Drawers, Full Extension Drawers, up to 6 Roll Outs, Pull Out Trash Can, Spice Insert
- Stacked or Straight Cabinet Elevation at Upper Cabinets with Crown Molding
- Upgraded Appliances include:
 - Bertazaoni 36” Gas Range with 5 Burner Cook top
 - Bertazaoni Vent Hood
 - Bertazaoni Dishwasher
 - Bertazaoni 30” Speed/Micro Oven
 - LED Under Cabinet Lighting
 - Hidden Outlet Bars at Backsplash
 - Ice-Maker Waterline to Refrigerator
- Under – Mount Stainless Steel 50/50, 60/40 or Trough Kitchen Sink
- White Kohler Cast Iron Sink
- Kohler or Grohe JHBC Std Faucet
- Stainless Steel Prep Sink at Island
- ¾ Horsepower Garbage Disposal
- Lazy Susan at Base Cabinet
- JHBC Std Tiled, or 6” Granite/Quartz Backsplash

SUPERIOR BATH AMENITIES:

- Walk in JHBC Std Tiled Shower (Master & per plan) with Tiled Bench Seat, 2 Tiled Corner Soap Shelves
- Thoughtful Valve Location at Showers
- Soaking Tub with Tile Surround (Master)
- Executive Height Vanity with Granite or Quartz tops
- Elongated Toilets
- Cast Iron Bathtub with JHBC Std Tile Surround or Walk In JHBC Tiled Shower (per plan)
- 2 Tiled Corner Soap Shelves.
- 6” Vanity Splash - Granite, Quartz or JHBC Tile
- JHBC Mirrors, Towel Bars, and Bath Hardware
- Kohler or Grohe JHBC Plumbing Fixtures in Chrome, Brushed Nickel or Antique Bronze Finishes
- LED Recessed Can Lighting
- Wired for Vanity Bar Lights at Sinks
- Vented Exhaust Fan
- Skylight (per plan)

LAUNDRY APPOINTMENTS:

- Hookups for Gas and Electric Dryers
- Prepped for Pedestals or Front Loader
- Cabinets above Washer and Dryer Area
- Hanging Clothes Rod
- Wash Tub Mounted at Base Cabinet with Counter top.
- JHBC Tile splash or 6” Granite or Quartz splash
- LED Lights/Exhaust Fan/Skylight

ENERGY FEATURES AND MECHANICALS:

- R-40 Insulation at Ceilings, R-26 At Walls
- Natural Gas Water Heater and Furnace
- Energy Efficient 14 Seer Rheem Central A/C Unit with Honeywell Electronic Programmable Thermostat
- Sealed and Insulated Duct System
- Thoroughly Designed HVAC System
- Ceiling Fan Pre Wire in Each Bedroom and Great Room
- Hard-wired Smoke Detectors
- Deluxe Rocker Style Light Switches
- Copper Wire on All 110v Circuits
- All Utilities Underground
- Thoughtfully placed Utilities/Units
- 5 Year Termite Protection
- Tight Construction Techniques
- Pre-Wired for Security, Satellite, Cable, and Phone at all Bedrooms, Kitchen, Great Room
- High Speed Cat5 Communication Cable at All Phone Locations

You are going to enjoy dealing with a builder who's unlike the typical builder, we guarantee it!
We welcome you to pick any homeowner of ours and just ask them!

Building materials and techniques are continually improving and John Herder Building remains on the leading edge. We have spent over 20 years with our trade creating proprietary materials and techniques that have been time tested with proven results of a true quality built home that offers the owners less maintenance and energy efficiency unlike any others.

Enjoy building a home with us that fits your lifestyle *and* your tastes!

JohnHerderBuilding.com
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