

KUNDERT CONSTRUCTION SELECTIONS DOCUMENT

How to Use This Guide

This document walks you through every decision you'll make when building your new home. For each category, you'll find three options:

- ✓ **GOOD** Budget-friendly, meets code, solid quality for the price.
- ◆ **BETTER** Mid-range upgrade — better durability, looks, or comfort.
- ★ **BEST** Premium choice — highest quality, longest lasting, or most luxurious.

You don't have to choose the same tier for everything — mix and match based on your priorities and budget.

EXTERIOR

The outside of your home — what people see first and what protects you from the elements.

Siding

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
	Vinyl Siding PVC plastic panels — low maintenance, budget-friendly	LP SmartSide Durable engineered siding with authentic appearance and low-maintenance performance.

Roofing

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Architectural Shingles Layered asphalt — dimensional look, 30 yr life	Hidden Fastner Panels Clean, modern metal roofing system with concealed fasteners	Metal Shingle Premium steel or aluminum roofing system that delivers the classic look of traditional shingles

Windows

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Provia Aspect Windows Value-focused vinyl windows featuring energy-efficient glass	Provia Endure Windows Premium vinyl windows engineered for superior energy efficiency	Provia Aeris Windows Premium fiberglass-clad windows offering exceptional energy efficiency

Exterior Doors

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
	Fiberglass Entry Door Fiberglass skin, foam core — durable, energy efficient	Steel Entry Door Steel shell, foam core, decorative glass — secure, stylish

Garage Door

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Steel Raised-Panel Door Single-layer steel — affordable, standard appearance	Insulated Steel Door Steel + polyurethane foam — quieter, better temp control	Carriage-Style Wood Composite Door Composite wood overlay — premium curb appeal, insulated

Driveway

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Gravel Driveway Crushed stone — lowest cost, easy to add/repair	Asphalt/Concrete Driveway Compacted asphalt or concrete — smooth, durable, mid-range cost	Stamped Concrete Driveway Poured concrete — with the look you desire

Exterior Wall Insulation

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
	Fiberglass Batt Insulation Spun glass fibers — standard R-19 to R-21, easy to install	Spray Foam Insulation Expanding polyurethane — seals air leaks, highest R-value (R-20+)

HVAC (HEATING & COOLING)

The systems that keep your home comfortable year-round.

Heating & Cooling System

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Standard Gas Furnace + AC Split system, 14–16 SEER rating — reliable, common setup	High-Efficiency Gas Furnace + AC 96%+ AFUE furnace, 18 SEER AC — lower energy bills	Heat Pump System Electric heat pump — heats AND cools, very efficient, eco-friendly

Water Heater

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Gas Tank Water Heater 40–50 gal steel tank — standard, low upfront cost	High-Efficiency Tank Water Heater 50 gal, power vent — faster recovery, lower bills	Tankless Water Heater On-demand gas or electric — endless hot water, space-saving

Thermostat

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Programmable Thermostat Digital display — set schedules to save energy	Smart Thermostat Wi-Fi connected (e.g. Ecobee) — learns habits, phone control	Whole-Home Zoned Smart System Multiple smart thermostats per zone — room-by-room control

PLUMBING

All water supply and drainage throughout the home.

Kitchen Sink

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Stainless Steel Drop-In Sink 18-gauge stainless steel — durable, easy to install	Stainless Steel Undermount Sink 16-gauge stainless — mounts below counter, easier cleaning	Farmhouse Apron Sink Fireclay or cast iron — bold design statement, very durable

Toilets

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Standard Round Toilet Vitreous china — 1.6 gpf, basic model	Elongated Comfort Height Toilet (Smart) Vitreous china — taller (ADA), 1.28 gpf WaterSense	One-Piece Comfort Toilet Vitreous china — seamless, easy to clean, soft-close seat

Plumbing Fixtures (Faucets)

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Chrome Faucets Zinc or brass body, chrome finish — affordable, classic	Brushed Nickel Faucets Solid brass body, brushed nickel — modern look, durable	Black or Gold Faucets Solid brass, PVD finish — trendy, scratch-resistant

ELECTRICAL

Power, lighting, and connectivity throughout your home.

Electrical Panel

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
200-Amp Panel Standard load center — handles most modern homes	200-Amp Panel + Surge Protection Whole-home surge protector added — protects all electronics	400-Amp Panel + EV Ready Large capacity panel with EV charger circuit — future-proof

FLOORING

What you walk on every day — one of the most visible choices in your home.

Main Living Areas

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Sheet Vinyl or Standard Carpet Affordable, durable flooring options offering comfort, easy maintenance, and everyday performance.	Luxury Vinyl Plank (LVP) or Quality Carpet Premium flooring options that combine lasting durability, comfort, and enhanced style for any living space.	Solid Hardwood or Tile High-end flooring options offering timeless beauty, exceptional durability, and long-term value.

Bathrooms

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Sheet Vinyl or Standard Carpet Affordable, durable flooring options offering comfort, easy maintenance, and everyday performance.	Luxury Vinyl Plank (LVP) or Quality Carpet Premium flooring options that combine lasting durability, comfort, and enhanced style for any living space.	Solid Hardwood or Tile High-end flooring options offering timeless beauty, exceptional durability, and long-term value.

Bedrooms

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Sheet Vinyl or Standard Carpet Affordable, durable flooring options offering comfort, easy maintenance, and everyday performance.	Luxury Vinyl Plank (LVP) or Quality Carpet Premium flooring options that combine lasting durability, comfort, and enhanced style for any living space.	Solid Hardwood or Tile High-end flooring options offering timeless beauty, exceptional durability, and long-term value.

Basement

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Sheet Vinyl or Standard Carpet Affordable, durable flooring options offering comfort, easy maintenance, and everyday performance.	Luxury Vinyl Plank (LVP) or Quality Carpet Premium flooring options that combine lasting durability, comfort, and enhanced style for any living space.	Solid Hardwood or Tile High-end flooring options offering timeless beauty, exceptional durability, and long-term value.

KITCHEN

The heart of the home — cabinets, counters, and appliances.

Cabinets

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Stock Cabinets Particleboard box, thermofoil or painted MDF door — pre-made, affordable	Semi-Custom Cabinets Plywood box, solid wood or MDF door — more sizes, more finishes	Custom Cabinets Solid wood or all-plywood — built to exact dimensions, any style

Countertops

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Laminate Countertops Particleboard + plastic laminate (e.g. Formica) — lightweight, easy clean	Quartz Countertops Engineered stone (quartz + resin) — non-porous, very durable	Natural Granite / Quartzite Solid natural stone — unique look, heat resistant, premium feel

Appliances

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
White or Black Entry-Level Appliances Steel/plastic — basic functions, standard brands (Whirlpool, GE)	Stainless Steel Mid-Range Appliances Brushed stainless — better features, mid-range brands	Smart / Professional Appliances Stainless or panel-ready — premium brands (Bosch, KitchenAid, Café)

Cabinet Hardware

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Standard Chrome Pulls Zinc alloy, chrome finish — basic look, widely available	Brushed Nickel Bar Pulls Solid brass or stainless, brushed nickel — modern, durable	Matte Black or Bronze Hardware Solid brass with PVD coating — trendy, scratch-resistant finish

Backsplash

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Ceramic Subway Tile 3"x6" glazed ceramic — classic, easy to install and clean	Porcelain or Glass Mosaic Tile Mesh-mounted porcelain or glass — detailed patterns, premium look	Full-Height Stone Slab Marble, quartz, or granite slab — seamless, dramatic statement

BATHROOMS

Primary, secondary, and guest bathrooms — fixtures, tile, and finishes.

Shower / Tub

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Fiberglass Tub/Shower Combo One-piece fiberglass — easy to clean, low cost	Acrylic Tub + Tile Shower Freestanding acrylic tub, separate tiled walk-in shower	Soaking Tub + Custom Tiled Shower Cast iron tub, large-format tile shower with niche + bench

Shower Fixtures

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Basic Chrome Shower Set Chrome valve + showerhead — functional, standard	Rain Shower Head + Hand Wand Brushed nickel — overhead rain head + detachable hand sprayer	Thermostatic Shower System Brushed gold or matte black — precise temp control, body sprayers

Vanity

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Stock Vanity with Cultured Marble Top Pre-assembled cabinet + poured marble-look top — affordable combo	Semi-Custom Vanity with Quartz Top Solid wood face frame, undermount sink + quartz top	Custom Floating Vanity with Stone Top Wall-mounted custom cabinet, natural stone top, vessel sink

Bathroom Tile (Walls)

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Ceramic Tile Surround 4"x4" ceramic tile — classic, affordable, widely available	Porcelain Tile Surround 12"x24" porcelain — larger format, fewer grout lines, cleaner look	Natural Stone Tile Marble or travertine — unique veining, upscale feel

INTERIOR FINISHES

Trim, doors, paint, and the finishing touches that give your home its personality.

Interior Doors

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Hollow-Core Flat-Panel Door Hollow cardboard core, MDF skin — lightweight, affordable	Solid-Core Flat-Panel Door Solid particle or MDF core — quieter, better insulation	Solid Wood Craftsman Door Solid pine or poplar — real wood detail, premium look and feel

Interior Trim / Baseboards

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Finger-Jointed Pine Trim Glued pine scraps — paintable, affordable standard	MDF Trim with Detailed Profile Smooth MDF — crisp lines, no grain telegraphing through paint	Solid Poplar Trim Solid hardwood — can be stained or painted, premium mill options

Paint

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
	Single Color Finish your home with a single color throughout	Multiple Colors Add variety to your home with multiple color finishes

Ceiling Texture

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Knockdown Texture Sprayed joint compound, knocked flat — hides imperfections	Skip Trowel Texture Hand-applied compound — softer, more organic appearance	Smooth / Level-5 Finish Multiple skim coats — modern, flat surface for high-end homes

Staircase

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
	Carpet-Over-Plywood Stairs OSB or plywood tread, carpeted — quiet, budget-friendly	Flooring of Choice Finish your flooring with the same flooring as the main areas of your home

SMART HOME & SAFETY

Technology and safety systems that protect your family and add convenience.

Doorbell & Entry

✓ GOOD	◆ BETTER	★ BEST
<i>Value-focused choice</i>	<i>Mid-range upgrade</i>	<i>Premium selection</i>
Wired Doorbell Standard chime doorbell — basic, reliable	Video Doorbell Wi-Fi camera doorbell (e.g. Ring) — see visitors on your phone	Smart Lock + Video Doorbell Bundle Keypad or app lock + HD camera — keyless entry + remote access