

Chapter 3: Design Selections

- **Included Features**—you will be pleasantly surprised at the number of appealing features that come with your new home
- **Available Personal Choices**—in order to personalize your home, you need a menu of items to choose from; some of these may be displayed in our models so that you can see them in a “living catalog”
- **Change Requests**—Destination Homes will consider requests for changes after the selection process is complete in accordance with the community’s change request time table and fee schedule
- **Selection Guidelines**—we offer a collection of preparation methods and décor tips that you may find helpful in preparing for your selections appointments and after move in
- **Natural Properties**—making informed decisions requires good information early in the process; we want to call attention to the characteristics of common finish materials
- **Selection Appointment Details**—practical points in the format you’ve come to recognize
- **Selection Appointment Agenda**—each home buyer is unique but we have found that working from a planned list of decisions helps make a complex process a bit easier

Chapter 3

Design Selections

Part of your role in buying a new home is selecting features, finish materials and colors. You will make these choices at the Destination Homes Design Center. As you make choices for your new home, consider your present and future lifestyle. Take into account your family's daily activities, hobbies and work; the kind of entertaining you do, and your family's holiday traditions.

Included Features

Each home includes a substantial number of features as listed on the *included* sheet available from our sales center. Please review this information carefully to prevent any misunderstandings about which features are included in the sales price of your new home.

Personal Selections

Based on feedback from our customers, Destination Homes has developed a list of the most popular options that are available for the home plans in your new community. This list and the current investment price of these items are available from your designer. Although this list may not include every option, it includes the most popular options as chosen by our previous homebuyers.

Schedule times to visit our model home and design center to make your selections. Plan to finalize your selections as soon as possible. Your sales consultant and designer will help you schedule your selection finalization date based on your desired home start/completion date. Your prompt completion of these selections helps prevent delays in construction.

Informed Choices

We recommend that you review the maintenance tasks and warranty guidelines in the *Caring for Your Home* chapter of this guide prior to making your selection decisions.

Be Thorough

Our selection sheets are detailed and offer many selections. Fill in all blanks completely. Costly errors arise from assumptions and incomplete selection sheets. Double check all color numbers and names and sign and date each page.

Colors

You are welcome to bring fabric samples and paint swatches to the design studio to coordinate colors. View color samples in both natural and artificial light to get an accurate impression of the color. Variations between samples and actual material installed can occur. This is because of the manufacturer's coloring process (dye lots) and the fact that over time, sunlight and other environmental factors affect the samples. Some colors will appear different when seen in a large area as opposed to the sample.

Exterior Choices

Your homeowner association (if applicable) and selections your future neighbors have made may limit your options for exterior finish materials or colors. The sooner you make your selections, the more choices you have. Viewing existing homes is one way to select exterior colors. Selections often look different on a full-size home. Some colors require extra coverage, which can impact your investment.

Selection Hold

We reserve the right to place a hold on your selections until your lender has approved your loan and all contingencies are released. Occasionally, a home is already under construction and Destination Homes has made some or all of these choices.

Availability

If a selection you make turns out to be unavailable, we will contact you and request that you make a different selection within 5 business days. Because so many choices are offered, Destination Homes is unable to predict when a particular manufacturer or supplier may discontinue any particular item. We regret any inconvenience this causes. Similarly, materials readily available when your home is built may not be available in years to come if replacements are needed.

Record of Selections

Please retain your options and color selection sheets for future reference. We recommend keeping them in this homeowner guide folder. They are useful for matching paint colors, tile grout, and replacement items in your home.

Under Construction

Occasionally, a home is already under construction and some or all of these choices will have been made as part of the normal process of construction. Your sales consultant will have complete details about any home already under construction and what choices, if any, remain available and how quickly your decisions on those items are needed.

Change Requests

Destination Homes has a list of potential changes that can be made to your home. Changes outside of those listed are unavailable. Sometimes a seemingly minor change impacts other elements of the home and therefore may come with an additional investment.

Destination Homes uses a Change Request form to describe and document all changes you ask us to make to your new home plans and specifications. Change Requests fall into two categories. You may decide to:

- Add items from the options list after signing your selection sheets
- Delete items from your selection sheets

For the protection of all concerned, all changes are documented and incorporated into your new home only after--

- Destination Homes has approved and signed the change
- You have approved, signed, and paid for the change prior to its expiration date
- The city building department has approved the change, when applicable

Change requests that remain unsigned or unpaid after 5 business days become null and void.

Change Request Pricing & Schedules

Information on pricing and any schedule adjustment is returned to your design consultant who will then contact you for a final decision. If you elect to proceed with the change, we ask that you sign the change request and make full payment.

Cut off Points for Changes

Please consult your Buyer Start Order for change guidelines and timelines. In order to deliver your home as close as possible to the target date, we order many items immediately after you sign the Final Start Order. Once a particular item is ordered, making further changes may involve adjusting the planned delivery date and additional costs. Destination Homes reserves the right to decline Change Requests if it is impractical.

Selection Guidelines

There can be moments in this complex process when the number of choices may begin to feel a bit overwhelming. In preparing to make selections for your new home, the following suggestions may increase enjoyment and decrease frustration.

Preview Available Personal Choices

If possible, plan to visit our Design Center prior to your scheduled appointment for finalizing your choices. By viewing the items on display, you can consider the possibilities at your leisure before making final selections. Contact our design consultant to set a time that works for both of you.

Preferences

Begin by identifying the details that change a house into a home for your family. Appropriate selections for your new home are those that rekindle the best memories at the same time that they provide a setting for new ones.

Some home buyers set up a notebook of photos, magazine illustrations, swatches, and samples.

- A collectibles box may work for you. Fill it with small objects, photographs, and fabric or paint samples to which you are drawn.
- Another approach is to walk your current home, room by room, clipboard in hand. List furnishing, art work, collections, and other items (area rugs? an antique mirror?) that will move to the new home with you. (You may want to measure some pieces for later reference.)
- Visit our show homes—they offer a living catalog of potential ideas coordinated by professionals where you can look for color combinations, selections, and ideas that appeal to you.

Using any (or all!) of these methods, you will soon have a substantial collection that reflects your preferences. These tools can help you to discover your current personal style; preferences will emerge that will bring the number of choices down to a manageable size. These preferences can change over time—let yourself be surprised to find you are now drawn to different colors or styles than in the past. Next, turn to considering lifestyle.

Lifestyles

As you make choices for your new home, consider your present and future lifestyle. Take into account your family's daily activities, as a group and as individuals. Ask yourself what changes you expect in the next 5 to 10 years. Room by room, consider traffic, activities, and your family members' opinions. For example—

- Do you need/want a home office? How about a place for students to do homework?
- What hobbies or other activities do you want to accommodate?
- How do you celebrate holidays?
- Do you entertain in a formal or informal style?
- Do any of the family members have special needs?
- Do you frequently have overnight guests?

With these details in mind, ask yourself what atmosphere you want to achieve—room by room. The room's purpose and architecture may influence your answer.

- Will the space be used for long hours or brief periods of time?
- Who will use the space most often, at what time of day?

- What is the focal point (one element that draws your attention when you enter) of the room or space? Perhaps a staircase, fireplace, built-ins, or the view from the window? Once you identify the focal point, you can sometimes easily decide on how the rest of the space should look.

Color

Color is an extremely versatile tool that will set the tone for each room. Color choice is largely an emotional decision. Considering the preferences of all family members, select a few colors you like—colors that make you feel happy. Include both warm and cool colors. Exceptions are possible, but generally keep these guidelines in mind—

- Warm colors (red, orange and yellow) work well in spaces where high energy activities take place. Warm colors appear to advance (a yellow wall seems closer) and make a room feel more intimate.
- Cool colors (blue or green, for instance) work well in quiet areas where a calmer mood is appropriate, such as the bedrooms. Cool colors and neutrals appear too receded. Consequently they can be used to open up a small space.
- Sharp color contrasts or bold colors are fun in rooms used occasionally. They can become tiresome in areas used a great deal.
- Paint is likely to look darker on walls without windows. The light from the window will shine on opposite or adjacent walls making them appear lighter and creating a shadow on the wall with the window.
- Light colors typically make a space seem larger while dark colors create a more cozy atmosphere.
- Color samples (whether carpet swatch, paint chip, brick, siding and so on) typically appear lighter once the same color or material is applied or installed over a larger area.

Also as you think about color, keep in mind the type of lighting the space has. Look at samples in many different lights to gain an accurate perspective of what it will look like in your home. An ideal time to color select is between the hours of one and three o'clock in the afternoon, when the outside light is close to true white. This allows you to see the nature of the color you are considering.

Light

Begin by assessing natural light. How many windows (or skylights) are there, where are they, and with what orientation? How does natural light impact the space? Take seasons, time of day the room will be used, and orientation of the windows into consideration.

Natural light is unique in that it changes over the course of the day as well as season to season. A northern exposure will be filled with a bluer, cooler light. This will weaken warm colors but intensify cool ones. A south facing room will have a warmer, more yellow light that will weaken cool colors and intensify warm ones.

Artificial lighting also impacts the atmosphere of a room. Where appropriate, incorporate several options for lighting in each room. This will provide you with greater flexibility in the use of the space. Consider the basic types of lighting—

- Ambient lighting is general lighting that fills an entire room.

- Task lighting is functional and typically focuses on a specific area for a particular job. Its use should be optional. If you are planning light fixtures or lamps for work, they will usually serve you best if the light comes over your left shoulder.
- Accent lighting draws attention to special items such as a collection, architectural feature, or work of art.
- Decorative lighting such as wall sconces or candelabras can be design elements for their sake in addition to providing light to the space.

Plan the ambient lighting you want first. Next plan task lighting. Accent and decorative lighting can be planned last.

Light Bulbs

Next, consider bulbs. The choice among incandescent, fluorescent, compact fluorescent, or LED is a matter of energy use, how much light is required, and the color temperature you want for that area of your home. Color temperature is a complex scientific principle involving the thermal radiation of materials at different temperatures. In a practical sense, color temperature is the effect of different types of light on the appearance of materials they illuminate, potentially swaying them from their true color. For instance, in a store under fluorescent lights a sofa might appear to be a bright green color. Later, in your home under incandescent light, the same sofa is likely to appear sage.

With an understanding of color temperature, bulb selection becomes another tool for managing your decor. The range of color temperature starts on the lower end of what is referred to as the Kelvin scale with a more yellow appearance. As light color rises to higher ratings on the scale, it becomes whiter until at the top it appears blue. Incandescent bulbs are on the yellow end and will highlight colors such as yellow, red, and orange whereas the same bulb will dull cooler colors such as blue, green and purple.

A household tungsten bulb has a color temperature of 2500-2900 Kelvins (K). For comparison, the sun during the noon hour is at 5500-6500K. Fluorescent lights can range from white to blue light. Keeping this in mind will you achieve the effects you want with colors you install. For example, for a warmer more traditional feel, you might select incandescent light. For a modern, cool look lights with a higher color temperature will go a long way.

Do keep in mind that because of the start up energy they use, compact fluorescent lights save the most energy in areas where they are turned on and used for long periods of time. In locations where lights are turned on just briefly and then turned off again, traditional bulbs actually use less energy overall.

Light Fixtures

Lamps and light fixtures offer something for every taste, purpose, and budget. Replacing a lamp or light can change the tone of a room quickly and relatively economically. If the room's purpose changes or if you simply want a change of pace, you can simply change the fixtures, so have fun with this detail as you design your new home.

- For a sophisticated look, combine types of fixtures rather than using matched pairs such as two identical table lamps at each end of a sofa.
- In planning light fixtures, keep in mind the changing contribution natural light through windows will make to a space.
- Layer lighting in most rooms to provide flexibility: ambient, task, decorative, and accent lighting are a few of the main elements to consider.

Flooring

Each flooring material comes with positives and negatives. For instance –

- Tile is easy to care for, but can be cold on bare feet, and an item dropped is an item usually broken. Sealing grout will be your choice and responsibility. If you decide to use tile, keep in mind that the larger the tiles the larger the space is likely to feel.
- Hardwood adds warmth but is more easily damaged by normal foot traffic and moving chairs around the table. With a wood floor, lighter stains generally create a less formal atmosphere and make a small room seem larger; darker stains typically encourage a more formal and intimate feel. Some species of wood will change color slightly over time and strong sunlight can cause some fading.

Likewise, the various styles of carpet or resilient floor coverings each come with unique characteristics. By understanding the details you will be more satisfied in the long term. Refer to the *Caring for Your Home* chapter of this guide for specific details on each product you are considering.

Measurements

To make your rooms comfortable for the people who use them, begin with these measurements as guidelines and adjust them as needed for your household.

- Plan for 14 to 18 inches of leg room between a coffee table and sofa.
- The distance between a television and seating should be three times the screen size. For example, a 30 inch screen needs seating 90 inches away.
- Traffic lanes should typically be 3 feet wide.
- Adult seating at tables requires 20 inches plus 12 to 16 more inches to pull a chair back to get up and down. Therefore plan for 32 to 36 inches of clearance between table and wall. You are likely to want just over 44 inches on the serving side.
- The minimum clearance between the edge of bed and nearest wall should be 2 feet.
- When arranging twin beds, allow 18 inches or more between them.
- When using an area rug, begin with 8 to 12 inches of bare floor on all sides. Ignore this if your goal is to create a special-use space in a large space.
- For arranging art and other items on your walls, begin with items located 6 to 9 inches above a sofa or at eye level when you are seated in the area. Frames should be approximately 2/3 of the size of the piece of furniture over which an item hangs. When you are placing a smaller piece, you might want to pair it with another of approx the same size.

Window Coverings

Window coverings are typically installed for one or more reasons:

- To control natural light
- To provide insulation or privacy
- For décor purposes, adding color, pattern, or texture to a space.

As you select your window treatments, you will want to consider details such as –

- Function of the room—what time of day is the room used?

- Orientation of windows and resulting natural light: do you want to tone down the light or maximize it?
- Window size—strive for a harmonious balance of window and room size. If windows are large, keep your window treatments simple.
- What is the view? Do you want to be able to look out or do you want privacy?
- How often will you want to open and close each window?
- Will combinations of blinds, shades, sheers, or draperies work best? If shutters are part of your vision, will furniture interfere with operating them?
- Some homeowner associations require that window treatments that can be seen from the exterior be white or cream. Check on this before investing in window coverings.
- Budget—your personal “magic number”
- Maintenance, including cleaning, operation care (lubrication and so on) and consumable parts that will need replacement over time.

Natural Variations

The materials used in home construction each come with innate properties and characteristics. Destination Homes would like to draw your attention to several in particular. As you review the points below, keep in mind that our showhomes will likely contain examples of each of these materials for you to view. In addition to the highlights that follow, you will find more detailed maintenance and warranty information about these topics in the *Caring for Your Home* chapter.

Carpet Seams

Carpet is typically manufactured in twelve foot rolls. The majority of the rooms in your home can exceed a twelve foot dimension; therefore seams are necessary. You will normally see seams in doorways and in large rooms; however, every effort is made to minimize visible carpet seams. The seams will become less noticeable over time with wear.

Tile

Tiles are a man made product and many tile products vary in thickness; as well, the edges are unlikely to be perfectly straight. Hand painted tiles will vary in colour. Glass tiles will also vary significantly.

Granite/Quartz

Granite/quartz is natural occurring stone taken from a mountain or quarry. As with all natural products, variation in colour and texture are normal and cannot be predicted or controlled. Granite/quartz can also exhibit fissures, chips, cracks, and dimples. Expect that the sample used in your selection process will differ from the final product installed in your home. The unique characteristics of each piece of granite/quartz are a part of the appeal of using a natural product.

Paint

The painted drywall in your new home makes up the majority of surface you will see. The texture and appearance vary due to the nature of the materials used in construction of the wall. The mud and the paper do not have the same texture and will cause light to reflect differently on the surface. Also varying paint applications (spray, roller, brush) methods are used. Each type of application will affect the appearance on

the wall. For example, a roller cannot be used in the corner so you may see brush strokes because of this. Such variations in the appearance of paint are considered normal.

Staining

Due to the nature of wood products, including cabinetry, stain will absorb at different rates and depth of colour, even on the same piece of wood. If you prefer a consistent colour you may want to consider a painted product versus a stained finish.

Wood Products

Each piece of wood in your home is unique. Countless factors will affect the final appearance of each product. Even within the same species, there will be variations in grain, knots and finish. Once again, a detailed disclosure accompanies hardwood flooring as a choice for your home.

Start Orders

When you have completed the structural selections and plan related personal choices for your new home, your sales consultant or designer will have you sign a Plan Start Order which notifies us that we can begin your construction drawings. When your color selections are complete, you will sign a Final Start Order which allows us to finalize the orders for your home and schedule the start of construction. An additional construction deposit is required at this time unless you have already paid it.

Depending on permits and trade contractor workload, construction of your new home will usually begin 6-8 weeks after we receive your signed Final Start Order. Once you sign the Final Start Order, Destination Homes orders materials and schedules labor to build your home.

Design Center Appointment

Meeting Details

Appointment set by	<ul style="list-style-type: none">• Design Consultant
When	<ul style="list-style-type: none">• Monday through Friday between 9:00 a.m. and 5:00 p.m.
Where	<ul style="list-style-type: none">• Destination Homes 67 S. Main Street (Second Floor Suite 100) Layton, UT 84041
Attendees	<ul style="list-style-type: none">• Purchasers• Design Consultant• When applicable, a real estate agent is welcome but not required to attend
Length	<ul style="list-style-type: none">• Your Personal Design Consultant will set aside an entire business day to give you undivided attention and time to personalize your new home. Design appointments vary in length based upon your personal home situation.
Purposes	<ul style="list-style-type: none">• Select and document available choices for your new home• Review maintenance and warranty details on unfamiliar products• Discuss any questions you have
Preparation	<ul style="list-style-type: none">• Prepare by reviewing the available personnel choices catalog, and noting your questions and priorities.• We suggest you tour all our model homes, noting any products which may be of interest to you.• Please make child arrangements for your children so you can pay full attention to the important and lasting decisions you will be making, and so you can fully enjoy the personalization process!• Please dress comfortably.

Notes – It's a great idea to take notes during the Design Appointment