

**. This is a List of Upgrades in Serenade Homes that are included as standard:**

1. ICF (Insulated Concrete Formed) peripheral walls, common walls, safe room. (see expanded comments below:)

This is considered the very most important “upgrade” of all.....setting us clearly apart from the usual.

- a. Energy efficient (lower utility bills by 60% (as tested in labs, and experienced by users.)
- b. Noise suppression, cited by users, as one of the most enjoyable features
- c. Higher Quality Indoor Air
- d. Disaster Resistance Resistance to natural forces and fire (can withstand 200 mph winds)

see “Disaster Resistance”,

page 15 in web site.

e. Larger Window Sills, for decoration, plants, (and for bragging rights: showing how thick the walls are to admiring guests).

These window sills are the most convenient place to view that...the only place, in fact.)

- f. Master closet has concrete walls and ceiling, so doubling as personal ultra-safe room; with a lockable door, could become safe place for valuables.

2. CSI Insulated Garage doors (2 inches of insulation); note that garages are included in “conditioned” space.

So will be warm or cool as fits the season.

3. Anderson 400 Casement Windows, double-glazed, easy to wash both sides.

4. Amish made trim package....a real “wow” getter any place they’re used, here, throughout the homes.

5. LP Smartside Siding; 30 year no-fade warranty--combine the rich cedar-grain texture of traditional wood **siding** with the advanced performance of treated engineered wood — considered the absolute best in manufactured siding, (we have vinyl outlawed in our covenants).

6. Versetta Stone Ledge on front elevations, considered among the most “natural”

7. Waudena Fiberglass front doors. Lifetime/25 year warranty

8. Quaker style kitchen and bathroom cabinets.200 pound self closing drawer guides on kitchen cabinets

9. Custom tiled showers in master bedrooms

10. Granite counter tops in kitchen and baths

11. Covered rear porch on the 2 bedroom home

12. Extra storage space in garage attic, via sturdy, pull down stairs,

13. Oversized garages allow for significant storage expansion, in front, and on walls; if attic space isn't enough,

the whole front 5 or 6 feet would be available for tubs or cabinets, the full width of the garage, save walking space.

14. All LED lighting

15. Irrigation system for the front and side lawn.

16. See additional notes below, expanding on item 6 here:

**Expanded ICF Comments; This feature is considered the “Ultimate Upgrade” because there are such enormous extended benefits**

**The following are “ICF wall attributes, as distributed by the manufacturer’s association, as measures of ‘Greenness”:**

**A. Strength and Resilience-** The monolithic concrete core makes for a much stronger structure when compared to wood-framed construction.....8.5 times the strength in the usual 2 by 6 wall, by controlled test.

Nationally, in weather disasters, they are the only homes standing in the worst of conditions, without fail. Concrete resistance to fire is legendary, and Styrofoam will melt, but not sustain combustion. So while not technically fireproof, the outer walls (and center common walls) are still not flammable and will resist any fire on the “other side” for an extremely long time. Fire could however, spread roof to roof, but pictures we have show how California “flash” wild fires of recent years try, but quickly skip over ICF walled homes, and walls are left pretty well intact, and repairable, with insides intact.

Our Midwest geography is not considered particularly stormy, so it's too easy to mentally skip this benefit as not important to us. Considering the extended life of these homes, discussed below, we're into a unseen future however, (after planted trees reach maturity for instance,) and who knows what even climate change will bring; weather patterns are already upset worldwide. But it occurs that we would be extremely comforted even now on a stormy night to know we had this protection; the author remembers many times our little family sought the “safest place in the house” when a thunderstorm threatened, finding nothing that really “satisfied”. So perhaps it isn't going to save lives in every instance, but it's awfully comfortable knowing that it's available and is absolutely perfect for many more threatening events than we think, and we'll be glad we have it every time we feel the need.

**B. Energy Efficiency:** The sandwich wall assembly creates a very airtight barrier to air leakage, and the R-value, a measure of resistance to energy loss, is about doubled. Add the effect of thermal inertia, and even a geothermal contribution, all as shown on Page 20 of our website, and the total energy savings is considered to be 60%. Year after year, that's a considerable contribution, of course. A controlled study, commissioned by the (ICF block) manufacturers' association claims a 60% reduction overall in the use of energy for heating and cooling. Most owners experience that "significant reduction" in their energy bills in an ICF walled home, without difficult precise measurement. The director of Better Building Institute, Don Deichman describes how this works in his website, where he concludes: "The cheapest energy you'll ever enjoy is the energy you never buy." In our website, he's on page 24. There he also states his opinions about ICF walls where he advises: "If you want a high performance home, you need to start it with ICF walls, inferring the fact that they can never be added "after" a buildout without them.

**C. Indoor Comfort:** It's going to have very even heating and cooling, without quick changes. It's also going to be very quiet, and the sounds you want and control won't have "noise" as competition, making it much easier to focus on those sounds, like good music or even, television, and soft-spoken voices.

**D. Extremely low maintenance:** The "engine" driving maintenance benefits is a concrete wall sandwiched between two Styrofoam pads. There are no moving parts, no maintenance, not even duct tape or WD-40....can't get cheaper than "nuthin".

**E. Sustainability :** A long service life guarantees values into unforeseeable futures, and exterior materials have been chosen for the same qualities. Cosmetically, the interior and exterior surfaces can be exchanged with ease, giving a whole new "look" to the structure. With the original roofs offset as they are, so can the roofs be independently repaired or changed in the future, each independent of the other, without arguments with your neighbor. To quote a manufacturer's rep: "The highly efficient envelope can reduce the building's carbon footprint while the durable and robust structure fortifies it against nature's unavoidable hazards giving ICF buildings long service life, minimized maintenance costs and sustained values into a distant future." So really high marks for sustainability, too.

**F. Investment Value:** This would seem to be one of the few homes available on the market that can claim benefits similar to that of an investment, in that it has return on investment besides the intrinsic value of a home; it uniquely provides dividends or paybacks, cash and non-cash that ownership endows, a benefit that is usually not even considered at the time of a home's purchase, and not used as a comparable generally with other purchase options:

Extremely low maintenance; no ladders, or expenses.

Approaching 60% savings in energy for heating and cooling....passively, forever.

And so these homes are bound to maintain higher values into the distant future, too

This feature was the theme of Thomas Edison's interest in concrete homes, (even without the Styrofoam) of 100 years ago, as told on page 27 of our web site.

The center dividing wall of all buildings, a "common wall" between two units, is also an ICF wall, so with back to back "interior" surfaces. So ordinary sounds from next door are rarely heard, and it's an awesome firewall. This is therefore called a "common wall", and its center is the "lot line" defining the ownership boundary.

**These Villas obviously are “Built Around Upgrades”, especially customized for occupation by 55+ residents\***

Single Level Living (affects security/storage) Security.  attic, but	uniquely 55* friendly; all level, inside and outside, except for 1 6” step Into the garage, required by ordinance. Note below that security is more perfect on the single level (last item here) Note that storage on in the garage of with not only a pull-down stair to the  there is considerable expandable space in the front of the garage
Grass, snow Personal safety bedroom.	by association, rates, services determined by members after organizing HOA ICF walls in master closet, make it perfect ultra-safe room, just steps from the
Personal comfort Countertops “Green” ratings automatic.	enhanced very-even heating/cooling, along with improved air quality granite Both Leeds and HERS ratings will be made upon completion. Should be nearly
Heating/cooling Lighting	The most dramatic upgrade of all, LED

This list is being finalized by the builder and will be posted here momentarily.