

GCHA Interior Design Choice Guidelines

DESIGN CHOICE	POLICY
EXTERIOR MATERIALS	Roofing, Siding, and Trim will be from approved supplier and manufacturer. Colors will be picked from various schemes provided by GCHA and must be approved by BOZAR (Paradise Park) or by Coburn Development (Pitchfork). Exterior caulk will be provided by GCHA to match trim.
INTERIOR PAINT	<p>Choose A or B</p> <p>A. GCHA will purchase a maximum of two colors (one sheen per color) only from approved supplier(s). No stencils, graphics, etc, until after C/O's. Transition between colors may only occur at passage doorways, therefore ceilings and walls in each room will be the same color.</p> <p>B. Walls may be left with primer only until after C/O's. Paint colors must be chosen by 1 week before C/O if cost is to be included in loan. Paint will then be supplied by GCHA no later than one day after C/O at which time homeowners may paint at their leisure. Any number of colors or sheens may be purchased within the paint budget for your household. Also at this time the GCHA paint sprayer will be available to rent at the same rate as during the build.</p> <p>All interior painting of walls and ceilings must be completed with no more than 30 hours of labor (after prep work). Additional hours may not be allowed to contribute to meeting family labor commitments.</p>
ELECTRICAL FIXTURES	Fixtures chosen from approved list and supplier(s) only. No subs.
ELECTRICAL HARDWARE	Switch plates and receptacles will be one color per house with choice of white or beige.
GARAGE DOOR OPENER **	Choice whether or not to have a garage door opener.
BATHROOM MIRROR	Mirror from approved supplier with choice of wall mirror or medicine cabinet from provided choice list. No subs.
PLUMBING FIXTURES	Faucets chosen from provided list and supplier. No subs.
CABINET FINISH	Cabinet finish may change from room to room. Cabinets within a room must all be of the same finish and style. No substitutions

	from approved cabinets and supplier.
COUNTERTOP LAMINATE PATTERN	One laminate color for the entire kitchen only from approved supplier(s) and choice options.
GARBAGE DISPOSAL **	Choice whether or not to have a garbage disposal.
INTERIOR DOORS	Only one style per house, from the approved selection and supplier. No subs or "found" doors may be installed. Doors will be left white as they come from the factory. Doors may be painted after C/O. Door jambs may be painted or stained to match chosen trim color.
DOOR KNOBS	One finish type and style only from the approved selection and supplier. Exterior door knob color can differ from interior choice if lever style knob is chosen. No subs.
FLOORING	First story levels will have a finished floor of concrete. Second story levels will have a choice of vinyl, carpet, and laminate with one type per room.
VINYL	One vinyl choice only per house (from approved selection) purchased and installed by the approved supplier and/or contractor.
CARPET	One carpet choice only per house (from approved selection) purchased and installed by approved supplier and/or contractor.
FLOOR LAMINATE	One laminate choice only per house (from approved selection) purchased and installed by approved supplier and/or contractor. Laminate cannot be used in bathrooms.
CONCRETE STAIN	Two colors purchased per family only from approved supplier(s). It is acceptable for families to swap colors with each other or to mix new colors.
CONCRETE SEALER	One sheen per house with choice of satin or gloss.
CONCRETE GROUT	One color of grout per house from approved supplier. Grout may be shared between households to swap or mix new colors.
INTERIOR TRIM FINISH	One type of Finish (paint, conditioner, stain, sealer, unfinished, or a combination of some or all of conditioner, stain, and sealer) for base trim and door casing trim. A single different finish may be used on all window trim.
CORNER BEAD	One type of corner bead per house with choice of square or bullnose. Corners with a 45° angle will have bullnose corner bead.

APPLIANCES **	One appliance color per kitchen with choice of white or bisque from approved selection and supplier. Homebuilder may opt out of any number of provided appliances, however all appliances must be present and installed by C/O inspections. Any substitute appliances must fit designed floor plan. Once decision to opt out is made, appliances will not be supplied by GCHA as well as parts or hookups for appliances. The same rule applies if an appliance is ordered by GCHA it will not be returned for any reason other than factory defect.
RANGE HOOD	Choice of vented or unvented with color to match stove.
SUPPLY PACKAGES	GCHA will purchase supply packages from your loan. These packages will include all materials and applicators needed for painting, staining, sanding, etc. and will only be provided once. If any items are lost or broken, it will be at the owner's time and expense to replace needed items.

**** ANY OPTIONS THAT ARE 'OPTED OUT' WILL RESULT IN A LOWER LOAN AMOUNT. MONEY SAVED CANNOT BE USED TO UPGRADE OTHER OPTIONS.**

Changes from the **Interior Design Choice Guidelines** will require submission of an **Interior Design Change Request** (in writing) 14 days before material purchase orders are made. Since GCHA has the right to refuse any change request, it is in your best interest to be well educated and sure of your choices prior to signing your design choice plan. No verbal requests can be seriously considered due to the possibility for confusion, loss of time, and loss of funds.

We respect that these are your homes that you are building, yet, it is imperative that we strike a balance between customization and program requirements. Many factors have been considered in drafting the **GCHA Interior Design Choice Policy** including:

- The increased material, labor, and shipping costs associated with loss of bulk buying power when choosing multiple colors or styles and not being able to take advantage of large supply sizes (for example: plastic laminate for countertops comes in 5' x 12' sheets; paint is often less expense per gallon when purchased in five gallon buckets than in one gallon cans).
- Upgrades in materials can result in budget problems. As a result, construction of your home can be delayed as new funds are sought and you may end up with bigger monthly payments than you had expected.

- There are increased labor costs associated with the inconvenience of installing multiple floor coverings, countertop laminate, etc.
- Build duration is nearly always increased when what is normally an experienced Contractor duty becomes a HomeBuilder duty (such as a HomeBuilders installing wood flooring instead of carpet and vinyl being installed by a floor covering contractor).
- The perception of inequity amongst HomeBuilders when a family gets custom materials or craftsmanship in their homes can contribute to longer Builds through a lack of labor support for the family getting the modification. This lack of support can linger even beyond the install of the modification itself.
- Custom Design Choices can, from USDA's perspective, erode the resale value of your homes. USDA insists on a certain quality and conventionality of materials should they be in the position of having to find a buyer for a MSHB home.
- There is often a hidden but dramatic loss of staff time involved with changes, extras, and additions to Design Choices (such as having to locate new samples, asking suppliers and Contractors to re-bid, re-writing Scopes of Work , creating new Material Order Sheets, and costly and time-consuming mistakes made as someone in the large loop of involved people is overlooked).