

Murphy Downes & Alpha Contracting Standards

Built above typical production-builder standards, our homes are designed to bridge the gap between standard spec construction and true semi-custom craftsmanship.

Our homes feature elevated architectural details, more intentional layouts, and upgraded construction practices that create a noticeably higher-quality living experience within our price category.

From 10-foot ceilings and enhanced trim carpentry to sealed crawlspace systems and thoughtfully designed floorplans, each home is built to feel more spacious, refined, and custom-tailored than surrounding production inventory.

Rather than focusing solely on cosmetic finishes, we prioritize long-term durability, energy efficiency, functionality, and overall livability — delivering homes that stand apart in both presentation and construction quality.

Our standard specifications routinely include features that are considered upgrades by many builders in comparable price points, helping create stronger long-term value, improved buyer appeal, and a more premium ownership experience.

2-10 Warranty

Manufacturer Pass Through Warranty

Builder Performs Pre-Drywall Walkthrough

Homeowner Orientation Offered

QC Checklist Process through build

Product Category

Semi-Custom Move-Up Home

Target:

- Sales Price Range? \$450k–\$550k
- Approximate Heated SF range? 1800–2200 SF

Exterior Elevation Style

- Modern Farmhouse
- Craftsman Style

Foundation

- Crawlspace
- Brick Front
- Stucco Sides

Framing:

- 2x4
- 16" OC
- Stick built Roof
- Floor System
 - Dimensional Lumber
 - Glued/Nail Subfloor
 - 3/4" Advantech or Comparable

Ceiling heights

- First Floor 9'
- Second Floor 8'

Exterior Wall Sheathing

- OSB + WRB

Roof System:

- 30-year Architectural Shingles
- Synthetic Underlayment

Siding

- Vinyl
- Board & Batten Accents

Window standard

- Vinyl
- Grills
- Low-E Glass
- Double Pane

Exterior doors

- Fiberglass 6/8' Tall

Garage

- Drywall finish

Porch

- Porch

Landscaping

- Seed & Straw

Driveway

- Concrete

Interior Finishes

Flooring

- LVP Throughout

Kitchen

- 4" Backsplash
- Island
- Custom Vent Hood
- Custom Pantry
- Garbage Disposal

Cabinets

- Shaker
- Soft Close
- Plywood Boxes

Counter Tops

- Quartz

Appliances

- Stainless Steel
- Wall Oven
- Wall Microwave

Bathrooms

- Primary Bath Fiber Glass Shower
- Frameless Glass
- Fiber Glass Tub Surround in additional bathrooms

Trim package

- Craftsman Style
- 1x6 Eased Edge Baseboard
- Large Crown Molding
- 1 x 4 Window Casing legs with 5/4x6 headers
- Wooden Shelves & Closet Rods
- Primary bedroom closet custom shelving

Interior Doors

- Hollow Core
- Shaker Style
- 6/8 First Floor
- 6/8 Second Floor

Mechanical / Plumbing / Electrical

HVAC

- Heat Pump
- Programmable Thermostat

Plumbing

- 40/50 Gallon Electric Water Heater
- Delta / Moen Fixtures
- 8" Widespread Faucets

Insulation

- Batt & Blown

Electrical

- 200 Amp Meter Panel Combo
- 125 Amp Interior Sub Panel
- Recessed lighting throughout main living area
- Ceiling Fan Prewire
- Decorative Pendants in kitchen
- Exterior Coach Lights & Flood Lights
- Structured wiring for Data