

LYON ESTATES - AMENITIES LIST

AIR CONDITIONING

- Per Title 24 and Plans

APPLIANCES – Thermador or equal

- | | |
|------------------------|---|
| ● Brand | Thermador/Zephyr |
| ● Standard Finish | Stainless Steel |
| ● Range/Cooktop | 48" PRG486WDH |
| ● Vent Hood | 48" PH48GWS |
| ● Microwave Drawer | 30" MD30WS |
| ● Dishwasher | 24" DWHD760CFP |
| ● Refrigerator/Freezer | 24" Built in column T24IR905SP / 18" Built in column T18ID905 |
| ● Wine Cooler | 24" U/C PRPW24C03AG |

CABINETS

- | | |
|---------------------|--|
| ● Style | Frameless |
| ● Door | Shaker |
| ● Drawer Fronts | Shaker |
| ● Material | Wood |
| ● Color | Painted White |
| ● Interiors | White |
| ● Knobs/Pulls | Pulls in Brushed Nickel |
| ● Hinges | Soft close hinges and drawer guides |
| ● Light Rail | Included |
| ● Crown Molding | Included |
| ● Recycle/Trash Bin | Hidden rollout shelf for recycling and trash |
| ● Pots & Pans | Roll out drawer |
| ● Kitchen Island | Cabinet Panel Surrounds |
| ● Upper Cabinets | 36" |
| ● Base Cabinets | 36" |

CLEAN UP

- | | |
|-------------------|-------------------|
| ● Rough and Final | See Scope of Work |
| ● Move In | See Scope of Work |

CERAMIC TILE

- | | |
|------------------------------|--|
| ● Tile Installation | Lath & Scratch by tile installer |
| ● Master Shower | Tile to Ceiling |
| ● Secondary Bath Showers | Tile to 8' AFF |
| ● Shampoo Niche/Bench | Per Plan |
| ● Tub/Shower | Soap Dish |
| ● Trim | Schluter Metal Trim |
| ● Kitchen Backsplash | Series: Paloma, 3x12 |
| | Color: Cotton, Glossy |
| | Style: Picket, set vertical, staggered |
| | Grout: TBD |
| ● All Bathrooms Shower Walls | Emser Contessa 12x23 |

- All Bathrooms Shower Pans

Style: Horizontal, Stacked
 Grout: TBD
 Emser Contessa 2x2 Matte Mosaic
 Style: straight (Dama or Oro)
 Grout: TBD

CONCRETE FLATWORK

- Per Plans and Soils Report
- Grey
- Broom Finish

CONCRETE FOUNDATIONS

- Per Plans and Soils Report
- Sand Per Plan
- Slab Thickness Per Plan
- Deepened Footings Per Plan
- Dropped Garages Per Plan
- Pumping Included
- PSI Per Plan
- Visqueen Per Plan

COUNTERTOPS

- Thickness 3CM
- Edge Detail Eased Edge
- Laundry Room All Plans Color: Pro Storm or Pro Cloud; depending on kitchen perimeter selection.
 Splash: 6"
 Slab to match bathroom countertops.
- Optional bedroom kitchenette
- OPTION 1**
- Kitchen Perimeter: Della Terra Pro Storm
 Island: Della Terra Calacatta Jubilee
- All Bathrooms and hall linens Color: Della Terra Calacatta Jubilee
 Splash: 6" at bathrooms and no splash at hall linens
- OPTION 2**
- Kitchen Perimeter: Della Terra Pro Cloud
 Island: Della Terra Arabescato Como
- All Bathrooms and hall linens Color: Della Terra Arabescato Como
 Splash: 6" at bathrooms and no splash at hall linens

DRYWALL

- Drywall Per Plans
- Ceilings Smooth Skip Trowel Finish
- Walls Smooth Skip Trowel Finish
- Corners Square Cornerbead throughout
- Showers Secondary bath tile to 8' AFF, Master to ceiling

- Garages Fully drywalled, textured & fog coated with square corners
- Fireplace Level 5 Finish
- Caulk All inside corners wall to wall/ceiling to ceiling and wall to ceiling
- Prep Coat LIST AS ALTERNATE: Ceilings and high walls

ELECTRICAL

- Fixtures Modern Farmhouse Fixtures for Pendants, Vanities, Ceiling Fans Per Plan; Electrician to Install, Light Fixture Sub to supply
- Service Amp Size Per Plan
- Sub Panel (if required) Per Plan
- Interior Switchers Decora White
- Dimmers Decora White
- Receptacles Decora White
- Combo USB Ports 1 at Kitchen and 2 at master bedroom
- Doorbell Button Black to match handleset
- Chimes Nutone
- Recessed Can High Efficiency LED
- Exhaust Fans Per Plan
- Laundry Fan Per Plan
- Continuous Running Fans All must be labeled
- Bath Fans Per Plan
- Humidity Sensing Per Plan/Code
- ERV (Energy Recovery Ventilation) Per Plan
- Under Cabinet Lights Per Plan
- Ceiling Fans Per Plan; Includes install
- Air Conditioning Per Plan
- Fire Sprinklers Per Plan
- Fire Bell & Flow Switch Yes
- Irrigation outlet
- Garage Outlet for opener
- Tankless Water Heater Dedicated outlet
- Dryer Outlet 120V
- Washer 120V
- Appliances See Specs

FENCING

- Optional

FINISH CARPENTRY

- Base Upgraded 5 1/2" #387mul MDF Base Paint Grade
- Case Upgraded 3.1/4" #139MUL MDF Casing Paint Grade
- Window Openings Painted wood Stool and Apron on the bottom of each low window opening (except windows in wet areas)
- Mantle Solid distressed beam prefinished; Height & color TBD
- Pantry 5 Fixed painted shelves
- Towel Bars Emtek Modern in Master and secondary bathrooms in brushed nickel
- Toilet Paper Holder Emtek Modern in Master and secondary bathrooms in brushed nickel
- Shower Rod at Tub/Showers Brushed Nickel or Brushed Chrome

- Medicine Cabinets
- Address Numbers
- Attic Access

Zaca Frameless, 36". Qty per plans
 Modern Black
 Per Plans with casing

DOORS:

- Front
- Exterior

- Interior
- Master Bed Closet
- Master Bed Barn Door
- Barn Door Hardware
- Secondary Bi-Pass
- Brand
- Entry Door
- Interior Doors

- Garage-Out Door
- Door Pulls, stops, etc.
- Weatherstrip

Match per plan to be painted
 Garage Exterior Door: Smooth Star Fiberglass
 Garage Interior: Three Panel Shaker Square
 Three panel Smooth Shaker style - Solid Core
 Double sided mirror door
 Three Panel Shaker. Solid Core. Opening cased out
 Track and Door Handle in Black
 Three panel shaker style door to match interior doors
 Emtek in Flat Black
 Black handle set/ square rosettes entry lock with black hinges
 Athena - black levers and square rosettes with privacy locks at
 Master Bedroom & Bath, secondary baths with black hinges
 Emtek Athena black lever and square rosette with dead bolt
 Black
 At Entry door, Fire door, Garage door out

FIREPLACE

- Great Room: Size Per Plan. Direct Vent

FIRE SPRINKLERS

- Whole house sprinkler systems with white flat concealed heads in living areas semi concealed at Garage

FLOORING

- Carpet
- Hard Surface

- Tile

Tuftex Rancho Hill II, over 1/2" 7lb pad
 2 Color Choices
 LVP: CALI, Windansea
 7" x 48"
 2 Color Choices
 Emser, Contessa 12" x 24"
 2 Color Choices

GARAGE DOOR

- Garage Door
- Size
- Windows
- Insulated
- Prefinished Color
- Openers

Match elevation per plan
 8' tall (not per plan); Width is per plan
 Per Plan/Elevation
 Yes
 Per Color Scheme
 Liftmaster Opener belt drive with 2 button remotes for each door.
 Wi-Fi with battery back up

GUTTERS/DOWNSPOUTS

- Style

5" Ogee style prefinished aluminum

- Downspouts 2"x3"
- Location Full Wrap
- Color Match color scheme
- Leaf Guard Yes
- Drain Tied into area drain

HERS Rating

- Per Title 24, Minimum Airflow, EER, SEER, Refrigerant Charge, Fan Efficiency, etc. Registry set up

HVAC

- Installation Per ASHREA Standards
- Condenser Location per Plan
- Flex Duct Per Plans
- SEER Per T24
- EER Per T24
- Whole House Fan Per Plans
- AFUE Per T24
- System Zones Per MEPS
- HERS Testing By Others
- Thermostat Programmable, WiFi

INSULATION

- All Insulation Per Plan and T24
- Roof Ceiling Per Plan and T24
- Seal Joint and penetrations at doors, windows, and plates with air infiltration foam

LANDSCAPING

- Per Plans

LOW VOLTAGE - Per Plan

- Central Connection Center 30" structured wiring panel
- CATV / Data Outlets Per Plan
- Plates Decora Style White
- TV Prep Great Room and Master Bedroom

MIRRORS

- All baths and powder rooms Framed Black

PAINT

- Walls Flat in Agreeable Grey
- Ceilings Flat in White Shadow
- K's & B's One coat Primer. Semi-Gloss in Agreeable Grey
- Doors/Trim/Baseboard One coat Primer. Semi-Gloss in White Shadow
- Closet Shelves/Poles Semi-Gloss in White Shadow. Pole masked and sealed
- Hinges Masked off

- HVAC Registers
 - Garage
 - Exterior
 - Front Door
 - Siding
 - Shutters, Pop Outs, etc.
 - Fascia
 - Overhangs
 - Garage Door
 - Wrought Iron
 - Flashings
- Black Out and caulked
 Complete Paint. Flat in White Shadow
 Per Color Scheme
 One Coat Primer. One Coat Semi-Gloss
 One Coat Primer. One Coat Flat
 One Coat Flat
 Two Coats Flat
 Two Coats Flat
 Prefinished by others
 Two Coats Semi-gloss
 Flat

PLUMBING

- Water Heater(s)
 - Water System
 - Ice Maker Line(s)
 - Pressure Regulator
 - Gas Regulator
 - Condensate Lines
 - Gas Outlets
 - Hose Bibs
 - Sewer Lateral
 - Water Lateral
 - Dual Waste/Backflow Preventers
 - Sewer and Water Laterals
 - Toilet Resets
- Per Title 24
 All Pex run overhead except service from meter to house
 Recess box with shut-off valve
 Supply and install
 Supply and install
 Primary and secondary lines
 Per Plan
 Per Plan
 Per Code
 Per Code
 List Price
 List Price over 40'
 List Price

KITCHEN

- Sink
 - Faucet
 - Disposal
 - Ice Maker Line(s)
- Moen 1800 Series Stainless Steel Single Bowl Sink, U/M 18G or Equal
 Moen "Paterson", single hole, Spot Resist Stainless, one-handle, S72003SRS
 Insinkerator Badger V with cord
 Recess box with shut-off valve

MASTER BATH

- Master Bath Lavatory (2)
 - Master Bath Faucet
 - Master Tub
 - Master Tub Faucet
 - Master Shower Faucet
 - Master Shower
 - Master Toilet
- Western L188- rectangular bowl undermount
 Moen "Voss" Widespread in Brushed Nickel, TG905BN
 Freestanding 72" Kohler 6367 Acrylic tub with mounted faucet
 Moen "Voss" in Brushed Nickel, T693BN
 Moen "Voss" M-CORE 3-Series in Brushed Nickel, UT3693BN
 Hot Mop
 Western 1.28-gallon elongated basin with chrome handle

SECONDARY BATHS & POWDER BATHS

- Secondary Lavatory
 - Secondary Faucet
 - Secondary Tub/Shower Faucet
 - Secondary Shower Faucet
 - Secondary Toilet
 - Powder Lavatory
 - Powder Faucet
 - Powder Toilet
- Western L188- rectangular bowl undermount
 Moen "Voss" One handle in Brushed Nickel 6903BN
 Moen "Voss" Posi-Temp in Brushed Nickel T2693BN
 Moen "Voss" Posi-Temp in Brushed Nickel T2692BN
 Western 1.28-gallon elongated basin with chrome handle
 Western L188- rectangular bowl undermount
 Moen "Voss" One handle in Brushed Nickel 6903BN
 Western 1.28-gallon elongated basin with chrome handle

LAUNDRY ROOM

- Sink
- Top Set Hi-Gloss White Cast Acrylic - Florestone SR-1

- Faucet
- Dryer Box

Moen "Method" Spot Resist Stainless One-Handle Pullout 7585SRS
Recessed galvanized metal

ROOFING

- Type
- Color
- Ohagin's
- Flashings
- Roof Metal

Comp Shingle and Standing Seam Metal
Per Color Scheme
Per Plan
Supply, install and seal primary & secondary plumbers flashings for vent pipes. Seal and paint vents and pipes. Paint supplied by others.
Bird stop, valley metal, wind clips, etc.

SECURITY SYSTEM

- Sensors
- Keypads
- Motion Detectors
- Programming

Infrared sensors and sensor contacts at all accessible door openings and windows
Garage-in Door, Master Bedroom
2 Wireless pet immune motion detectors
Programming and demo to homeowners

SHOWER & TUB ENCLOSURES

- Master Shower
- Secondary Shower
- Secondary Tub/Shower

1/2" Clear glass door, frameless c clip installation with brushed nickel trim and hardware
3/8" Clear glass door, frameless c clip installation with brushed nickel trim and hardware
Shower Rod by Others

SHEET METAL

Include

Venting including termination and caps, dryer box, eave metal, roof to wall, threshold pans, etc. per plan

SOLAR PV SYSTEM

- Solar PV System
- Stanchions
- Any broken tiles will be repaired by roofer at PV Solar Contractors expense

Per Title 24
Install prior to roof dry in

STUCCO

- Application
- Paper
- Nailing
- Corners
- Reinforcement
- Flashing
- Milcor
- Exterior Trim
- Scaffold
- Vents, Screeds, etc.

3 Coat System
2 layers of 60-minute paper
Hand Nail all Lath
Bullnose CornerAid
Butterflies at all windows, door and penetration corners
Quick Flash at all electrical and plumbing penetrations
Per Plan
Any Foam Shutters, Corbels, Pop outs, etc., Per Plan
Supply
Per Plan details and code

- Eaves & Soffits Per Plan
- Expansion Joints Per Plan
- Color Per color schemes
- Finish 16/20 Sand

WINDOWS

- Per Title 24
- Material Vinyl
- Color White
- Screens Screens on Operable windows and mullions per elevations

NOTE: Due to the availability of materials and other factors, Builder reserves the right to change or alter the amenities of the home