

## 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 Satin Nickel  
 Three panel shaker style door to match interior doors  
 Emtek in Satin Nickel  
 Satin Nickel handle set/ square rosettes entry lock with satin nickel hinges  
 Athena - satin nickel levers and square rosettes with privacy locks at  
 Master Bedroom & Bath, secondary baths with satin nickel hinges  
 Emtek Athena satin nickel lever and square rosette with dead bolt  
 Satin Nickel  
 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*