



We are pleased to present to you the following outline of standard amenities and upgrades available in your new home. All homes are constructed per plans and specifications and shall be placed on lots per plan; however, allowances shall be made for adjustments by Builder for either structural or code requirements. Elevations, floor plans and lot sizes, vary. Please see your sales associate for information on specific elevations, floor plans or lot sizes that differ from the Model. It is with great pride that we provide to you a uniquely designed home with carefully selected array of exceptionally thoughtful features. This Architectural Specification Guide defines our commitment to quality that guides us in our homebuilding endeavors.

All exterior materials and colors have been professionally pre-selected by our design consultant.

ALARM SYSTEMS:

Pre-wired for all first floor operable doors and windows,
LED keypads are located at the garage entrance and master bedroom.
One 40 lb. pet immune motion detector located in the Living Room.
One hardwired monitored smoke detector located in the hall on the second floor.
Indoor siren and backup battery.

- Monthly monitoring of the Alarm System by SST is not included.

APPLIANCES:

GE Monogram Series

48" Dual Fuel professional Range with 6 Burners and Griddle.
48" Stainless Steel Profession Hood with Warming Shelf and backsplash from range to hood.
42" Built-In Professional Side-by-Side Refrigerator with Dispenser and Water Filter
Fully Integrated Built-In Dishwasher
30" Built-In Single Oven
30" Built-In Advantium Oven
Wine Reserve with Digital Controls

CABINETS:

Eurodesign Signature Series Raised Panel Maple cabinets in Kitchen, Butler's Area, Family Room, Master Bathroom, Bath 2, Bath 3 and Linen. Honey melamine interiors. Soft closing wood drawers.
Eurodesign White Thermafoil Raised Panel cabinets in Laundry. White interiors. Metal drawers. Brushed chrome mushroom type knobs throughout.

- Please speak with your salesperson regarding available door styles and color selections.
- The color of the stained wood cabinets may vary due to variations in natural woods.
- The cabinets displayed in the Model have been discontinued and are not available in the other homes.

CARPENTRY FINISH:

Thermatru Entry and Living Room doors. Thermatru French doors with factory hardware.
Traba 1 3/4" Solid Core Interior and wardrobe Doors.
El & El Wood Products paint grade interior wood trim features include: Crown molding in Entry, Living Room, Dining Room, Family Room/Breakfast Nook and Master Bedroom. 5 1/4" baseboard in House and 4 1/4" in garage. 2 7/8" door casing. Full window wrap at all windows.
Copper Creek PP Series Morgan handleset in a Black finish and EP Series Hailey levers in a Satin Stainless finish.
Bath accessories in a Satin Nickel finish.
Zaca 36" medicine cabinets.
LMI raised panel deluxe Master Bedroom closet organizer in a Warm Cognac finish. Includes hamper, shoe shelves, valet rods, tie and belt racks and jewelry tray.
Secondary closets have paint grade shelf and wood pole with pole cover.

Buyer: _____

Buyer: _____

CONCRETE FLATWORK:

4" thick, 2500 PSI, Type V with a 2" sand base and an integral Davis color with a Salt finish. Areas included are the Pasadena driveways, entry walkway and porch, courtyards and concrete stoops at rear yard French doors and garage to side yard door.

- Please speak with your salesperson regarding the layout and color selections for specific lots.

CONCRETE FOUNDATIONS:

7" thick, 3000 PSI, post-tensioned slab.

COUNTERTOPS:

Granite in the kitchen and Butler's Area with a 6" splash and a 1 1/2" double bullnose edge.
Marble in master and secondary bathrooms with a 6" splash and a 1 1/2" double bullnose edge.
Ceramic tile in Laundry with 6" splash and a V cap edge.

- The Model kitchen countertop color, full splash and edge detail has been upgraded and is not standard with your new home. Your salesperson has samples of the standard granite colors and edge detail for viewing in the sales office.
- The Model secondary bath backsplashes have been upgraded and are not standard with your new home.
- Each buyer will have an appointment scheduled with Holiday Carpet and Floor Covering Company to select either the standard or an upgraded countertop for their new home.
- The colors of the granite and marble may vary due to variations in natural stone.

DRYWALL:

5'8" drywall throughout except in wet locations. Cement backer board at shower, tub and tankless water heater locations.
Radius bull nose corners at interior (except at windows, garages, and inside of closets).
Trimtex bullnose adapters at base.
Light knockdown texture at walls ceilings.

ELECTRIC FIXTURES:

Surface mounted interior and exterior light fixtures.
Two ceiling fans located in the Family Room and Master Bedroom.
Can lights per plan.
Under cabinet lighting in kitchen.
Two interior step lights at stairs.

- The style of the surface mounted light fixtures and ceiling fans may vary per elevation and plan.

ELECTRIC WIRING:

225 amp electrical service panel.
Fiber optic ready telephone box.
Decora switches and outlets throughout.
GFI and weatherproof receptacles.
Nutone exhaust fans in all bathrooms.
50 amp circuit for future homeowner purchase rear yard Jacuzzi.
Dimmer switches and motion sensors per code.
Channel Vision front door station for access control.
RJ45/Cat 5/RG6 TV, telephone and computer wiring to Family Room, Kitchen, Bedrooms and Loft.
5.1 Surround Sound in Family Room and Loft.

FIREPLACE:

Lennox Merit Series 42" wood burning fireplace with herringbone brick pattern and removable log set in Family Room.
Lennox Elite Series 38" natural gas fireplace with herringbone brick pattern and log set in Master Bedroom.
Both fireplaces have a pre-cast mantle, surround and hearth.

FLOORING:

Carpet will be Shaw Home Foundations, Viper Classic with a rebond 3/8" 5 lb. pad.
Ceramic tile will be Pacific, 12"x 12".

- Model wood flooring, carpeting and pad has been upgraded and is not standard with your new home.
- Please speak to your salesperson regarding locations and color selections of the standard carpet and tile in your new home. Standard material samples for viewing are located in the sales office.
- Each buyer will have an appointment scheduled with Holiday Carpet and Floor Covering Company to

Buyer: _____

Buyer: _____

select either the standard or upgraded flooring for their new home.

GARAGE DOORS & OPENERS:

Carriage House Garage Doors. Lots 17, 18 and 24 are stained natural wood doors. Lots 23 and 25 are painted doors. Lots 17, 18 and 24 have two single garage doors with decorative hardware. Lot 25 has two single garage doors with windows. Lot 23 has one double garage door with windows. Liftmaster ½ Horsepower garage door openers with two remotes.

- The color of the stained garage doors may vary due to variations in natural woods.

HVAC:

Two Amana Air Conditioning and Heating units, 13 SEER, 80% FAU, insulated ductwork and Honeywell digital thermostats for two zones. The upstairs and downstairs are separate zones.

- Location of compressors may vary from locations at the Model in order to meet local code requirements, or adjustments may be made by builder as circumstances may warrant.
- The HVAC systems for these homes have been designed in accordance with California’s Title 24 Energy Code.

INSULATION:

The insulation has been designed in accordance with the California’s Title 24 Energy Code.

LANDSCAPE:

Each homebuyer will be given a \$25,000 dollar allowance for their landscaping with conditions. Please see sales associate for details.

- Your lot may have a requirement for drains. These drains must remain in place and are not to be removed under any circumstances.
- The designer landscaping installed for the Model Homes is not a standard feature for the new homes.

MAILBOXES:

Gaines Manufacturing, Inc. wall mounted mailboxes.

MASONRY VENEER:

El Dorado stone veneer as shown on the exterior elevations and the Exterior Color Documents at Lots 17, 18, 23 and 24.

El Dorado stone veneer at the wine room entrance for Lots 18 and 23.

MIRRORS:

LMI wood framed mirrors in the powder and the master bathroom. Mirror with a beveled edge in secondary bathrooms.

PAINTING:

Dunn Edwards paints and appropriate primers. Acrylic latex flat paint to all walls and ceilings except for kitchen, baths and laundry. Gloss enamel to kitchen, baths and laundry. Semi-gloss enamel to base and crown molding. Gloss enamel to painted interior doors, casing and window wrap. Stained entry, living room and garage doors on Lots 17, 18 and 27. Painted entry, living room and garage doors on Lots 23 and 25. Exterior side of exterior doors to be painted with acrylic latex. Stained stair rail systems on Lots 17, 18 and 24. Stained and painted stair rails systems on Lots 23 and 25. Sherwin Williams stains for exterior siding and Lots 23 and 25. Acrylic latex paint for exterior fascia and foam details. Two-tone ceilings and walls, one color for ceilings and one color for walls, are included.

- The wallpaper within the Model Home is a decorator item and is not included with your new home.

PLUMBING:

Kohler Vinnata kitchen faucet, Undertone kitchen Sink, Soap Dispenser, Strainer and Air Gap.
Kohler Memoirs Pedestal lavatory and tubs in a Bisquit finish. Master bath to have a whirlpool tub.
Kohler Memoirs Comfort Height elongated two-piece water closets in a Bisquit finish.
Kohler Glen Falls Self-Rimming Utility Sink in a Bisquit finish.
Kohler Coralais pull-out spray faucet in Laundry.
Grohe Movario shower fixtures and Geneva 8” widespread faucets with lever handles in a Satin Nickel finish. Master bath shower to also have a Grohe16” Rainshower Jumbo and hand held sprayer.
Grohe pot filler.
Insinkerator Evolution Excel food waste disposer.
Two Rheem Tankless Outdoor gas water heaters, 7.4 gpm each.
Grundfos hot water recirculating pump.

Buyer: _____

Buyer: _____

ROOFING:

Eagle concrete roof tile, American Heirloom Collection with 20% field boosting on Lots 17, 18 and 24. Certainteed roofing products, Landmark Premium Luxury Shingle collection on Lots 23 and 25.

SHOWER ENCLOSURES:

LMI 400 Series deluxe frameless shower enclosure with 1/4" glazed tempered safety glass and brushed nickel anodized aluminum trim in the Master Bathroom.

LMI 600 Series heavy plate frameless tub enclosure with 3/8" clear tempered safety glass and brushed nickel hardware and aluminum "U" channel.

SHOWER/TUB FINISHES:

The master shower and tub deck includes 12" x 12" marble with bullnose edge and shampoo niche. The master shower surround to be installed all the way to the ceiling. The master shower floor to be in 4" x 4" cut from the 12" x 12" marble. The tub deck splash to be 6".

Secondary bathtub surrounds include 6" x 6" ceramic tile installed all the way to the ceiling.

- The Model master shower surround, master bathroom countertop splash, master tub deck splash, secondary bath ceramic tile shower surrounds and secondary bathroom countertop splashes have been upgraded and are not included in your new home.
- Please speak to your salesperson regarding standard color selections for marble and tile in your new home. Standard material samples for viewing are located in the sales office
- Each buyer will have an appointment scheduled with Holiday Carpet and Floor Covering Company to select either the standard or upgraded shower surrounds and tub deck for their new home

SIDING:

Cedar Valley Handcrafted Shingle Panels with an even buttline, open key way and a 7 1/8" exposure on Lots 23 and 25.

STAIR RAILING:

Hardwood Creations stair systems as follows:

Maple handrails, wall cap, wall treads, inside kickboards, outside skirt boards and starting step with pre-finished wrought iron newel posts and "Cambridge" Series balustrades at Lot 17 and 18.

Maple handrails, wall cap, wall treads, and starting step with paint grade inside kick boards, outside skirt boards, newel posts and balustrades at Lot 23.

Maple handrails, wall cap, wall treads, inside kickboards, outside skirt boards and starting step with pre-finished wrought iron newel posts and "Seville" Series balustrades at Lot 24.

Maple handrails, wall cap, wall treads, inside kick boards, outside skirt boards and newel posts with paint grade "L1" balustrades at Lot 25.

- Natural wood stair rail components will be stained to match cabinets as close as possible.
- The color of the stained stair components may vary due to variations in natural woods.

STUCCO:

Merlex Stucco with integral color and waterproof handi-paks and a smooth finish at Lots 17, 18 and 24.

WALLS REAR/SIDE YARDS:

Orco 6" masonry walls with a 2" cap in Doeskin color.

- (CONSULT LOT EXHIBIT FOR INDIVIDUAL WALL SPECIFICATION: THIS IS GENERAL GUIDELINE ONLY. PLOT PLANS USED IN SALES OFFICE MAY VARY. FINAL LOT LINES SHALL BE SURVEYED WHEN YOUR HOME IS COMPLETED. SOME LOTS MAY HAVE EASEMENTS. PLEASE TALK TO YOUR SALESPERSON REGARDING THE LOT LOCATION AND TYPE OF EASEMENTS THAT MAY BE APPLICABLE.)

WINDOWS:

Elite Windows with white vinyl frames and Low E glass.

- These windows exceed the minimum requirements in California's Title 24 Energy Code.

Buyer: _____

Buyer: _____

Optional Architectural/Structural Features:

Plan 1

Hobby Room in lieu of Tandem Garage. (Shown in Model)
Bedroom 5 in lieu of Loft.
Bedroom 6 in lieu of Tandem Garage.

Plan 2

NA

- Certain Architectural/Structural options may not be available because of the construction schedule.

In our constant endeavor to improve the quality of this community, we reserve the right to modify maps, floor plans, exterior elevations, specifications, features, options and product types without notice or obligation. Windows vary according to elevation. All square footages are approximate. Prices and terms are effective the date of publication and subject to change without notice.

Buyer(s) have made a personal and independent inspection of the lot, drainage, site and house (either under construction or completed).

Furthermore, buyer(s) acknowledge that they are prohibited from entering the premises for the purpose of making any changes, alterations, or any type of work on the interior and/or exterior of the house until escrow is closed and title has been transferred to them.

Buyer(s) acknowledges that he/she/they have received, read and understand the above specifications and that there will be no exceptions to said specifications:

Buyer

Buyer

Date

Date

Buyer: _____

Buyer: _____