



AVOCADO POINTE- AMENITIES LIST

Air Conditioning:	A high efficiency HVAC System to match Title 24 spec and MEP plans. 95% High Efficiency furnace, Cooling Unit 13 SEER, 13 EER. Ducts sealed and tested to no more than 6% leakage.	
Appliances:	Brand:	KitchenAid
	Standard Finish:	Stainless Steel
	Cooktop:	36" 6 Burner Gas cooktop - Kitchen Aid -KGCG506JSS
	Oven/Microwave:	Kitchen Aid – 30" KOCE500ESS
	DW	Kitchen Aid - KDTE204KPS
	Hood:	36" Built in canopy style by Zephyr – AK7536BS
	Disposal:	I.S.E. Badger 1 – 1/2 hp
	Refrigerator/Freezer:	36" Built-in side by side Refer and Freezer
Cabinets:	Kitchen:	Thermafoil door style "Shaker" pre-finish color In White, drawer guides and concealed euro-style soft close hinges with Chrome nickel bar pulls and drawer guides.
	Island	Same as above
	Master Bath:	Same style and finish as Kitchen
	Secondary. Baths:	Same style and finish as Kitchen.
	Linens:	Same style and finish as Kitchen, (split cabinets receives finished wood top)
	Pantry:	Fixed painted shelves
	Laundry:	Same as Kitchen/uppers per plan
Ceramic Tile:	Master Shower Walls:	9' AFF Ceiling / Lath and scratch by DC Dal Tile "Largo White" LR94 3 x 16 (or Equal) staggered set. ¼ Round Trim, Shampoo niche.
	Master Shower Floor:	Daltile (or equal) Uptown 1 x 1 Hex Mosaics "Carrara"
	Secondary tub/shower Walls:	8' AFF -Dal Tile Largo "L-94 White 3x6" (or equal) straight set
	Secondary Shower Floor:	Daltile (or equal) Uptown 1 x 1 Hex Mosaics "Carrara"

Countertops:

Kitchen: European Quartz (or Equal) "Storm" – 1 ½" square polished edge detail, backsplash Daltile (or equal) White 3x6 Beveled Rittenhouse, 0190 Arctic White, 50% staggered, full height

Fireplace Surround: European Quartz (or Equal) "Storm" – 1 ½" square polished edge detail,

Mstr Bath Countertops, European Quartz "Graphite" (or equal) - square polished edge detail, with 6" splash

Secondary Baths: European Quartz "Graphite"- (or equal) - flat polished edge detail with 4" Backsplash

Laundry: European Quartz "Graphite" (or equal)- flat polished edge detail with 4" Backsplash

Concrete Flatwork: Per civil plans

Deck & Exterior Stairs: ICBO approved Deck-o-TEX or Hill Bros finished surface. Color TBD.

Deck and Exterior Stair Railing: Powder coated black wrought iron per plans.

Drywall:

Drywall: 5/8" drywall on ceiling & ½" on walls

Ceilings: Light Knockdown

Walls: Orangepeel

Corners: Bullnose (square @ windows and bi-pass closets)

Garages: Finished complete w/ square corners (will be painted)

Electrical:

Finish: White

Receptacles/Switches: Decora Rocker Style

Chimes: Nutone

ASHRAE Fans: Nutone

Recessed can lights: 6" LED

Surface Mount: Closets and Exterior fixtures

Undercounter lights: LED

Bedrooms: Ceiling outlet only for Ceiling Fans & Lite Kits

Laundry Room: Per Plans

Ceiling Fans: Master and Great Room fans with light kits

Attic: Per local jurisdiction

Additional Outlets: Per Plans (Landscape, Future EV, Solar, etc...)

Doorbell: Finish to match entry door hardware

Electrical Fixtures:

Recessed Can Lights: 6" LED

Closets: Surface mount LED

Kitchen: Island fixture per plan

Dining Room: Hanging Fixture per plan

Bathroom: Fixtures per plan

Exterior: Coach Lights per plans

Garage: 4' Fluorescent wrap

Fencing: White Vinyl Fence with 2 pass gates per lot

Finish Carpentry:

Base, Casing, Mantels, Molding, Shelving, Window Aprons & Sills

Base: 4" Round Edge MDF Paint Grade
Casing: 2 1/4" 2 Round Edge MDF Paint Grade

Stool and Apron: Paint grade on the bottom of each low window opening
(except windows in secondary bedrooms, wet and high areas)
Pantry Five shelves @ 16"oc
Mantel MDF Box mantel @ fireplace

Doors:

Front: Fiberglass paint grade door per elevations elevations
Interior: Two Panel smooth Hollow core throughout
Garage to House: Fire Rated - Two panel smooth
Exterior: Garage Out Door: Fiberglass - Flush Panel smooth

Hardware:

Brand: Kwikset – Ladera Entry handle with Amador lever
Entry Door: Split Finish / Chrome handle set and hinges
Interior Doors: Chrome Kwikset Halifax levers with privacy locks at
Master Bedroom & Bath, Secondary Baths. All Hinges
are Paint Grade.
Garage Out Door: Chrome Nickel lever with deadbolt
Towel Bars: Moen "Mason" with Chrome finish.
Toilet Paper Holder: Moen "Mason" with Chrome finish.
Medicine Cabinets: Zaca Frameless, (1) 36" in Master Bath, (2) 36" in
Secondary bathrooms, (1) 36" in Powder Bath.
Doorbell Button: Chrome
Address #s: 6" Black Address #s - Upgraded modern look

Closets:

Master Closet to have Double Shelf and Pole on main
wall, single shelf and pole on the short walls.
Secondary Bedroom. Shelf & Pole: Painted 3/4" Particle
Board shelf with single wood pole.

Fireplace: Great Room: Per Plans with log set, direct vent, surround to match
quartz to match kitchen

Fire Sprinklers: Whole house sprinkler systems with white flat concealed
heads in living areas semi concealed @ Garage and
Laundry. Trade to verify water pressure and design
accordingly

Flooring:

Carpet: Dining Room, Great Room, Downstairs Hallway All
Bedrooms, closets and stairs, to be Carpeted, Shaw's
Simple Times (or equal) color "Feather" or Willow Wisp
over 1/2" 6lb padding. Bedrooms to receive Shaw PS468
Style 50 over 1/2" 6lb
padding

Hard Surface: Luxury Vinyl Plank at Upstairs Hallway, Kitchen, Laundry Room and all Bathrooms. Provenza - 6' x 7" rigid core construction with underlayment attached.

Foundation: Type: Conventional per plans. Supply sand for plumbing backfill

Garage Door: Door: 16'x 8' and 8'x8' Sectional metal/glass door to match exterior elevations. Openers: Liftmaster Opener Model 8550 belt drive with 2 button remotes.

Gutters/Downspouts: Aluminum 5" ogee gutter in factory colors to blend with fascia color on the horizontal, color to blend with stucco on the vertical downspouts. Tied into area drains

HVAC: High Efficient Gas Furnace located in the Attic, A/C unit per T24. Programmable thermostat.

Landscaping: Per plans.

Low Voltage: Central Connection Center (located in Master Bedroom Closet)
Structured Wiring for Phone in Kitchen and Master Bedroom
Structured Wiring for Data in Kitchen, Great room and all Bedrooms
CATV in each Bedroom and Family Room
Plasma TV prep in Family Room and Master Bedroom
Solar panel prewire
See Security for specs

Stone Veneer: Per Plans and Color Schemes

Mirrors: All bathrooms with frames(Larson Juhl Group C)

Paint: Two coats of primer on mill work.Production, after carpet and homeowner tags touch up

Walls:	White Shadow - Flat
Ceilings	White Shadow - Flat
Interior Doors/Baseboard	Gloss
HVAC Registers	Flat Black Inside
Closet Shelving	Enamel
K&B's, Laundry	Semi Gloss
Garage	Painted complete in White Shadow - Flat
Exterior	Semi Gloss - Doors, Garage doors, architectural metal, Flat - Fascia, eaves, etc...Flashing and Vents, Stucco Pop outs/accents,Shutters per Color schemes.

Plaster:

Finish:	16/20
Color:	Per color schemes
Manufacturer:	Omega
Type:	3 coat
House wrap:	2 layers 60 minute, Furr nailed
Expansion Joints:	Per Plans

Eaves: Stuccoed
Shutters: High Density Foam

Plumbing:

Water Heater: Navian .97 UEF Tankless water heater system with on-demand recirculation system per T-24
DWW ABS/PVC. Roof penetrations to stay clear of Solar PV Array
*Include vent pipe on four lots needing force main sewer pump station
Water system: All Pex run overhead except service from meter to house and wet islands
Angle stops LSP Pull Stop
Ice Maker Line: Recessed box with valve
Gas Outlets: Laundry Room and BBQ stub @ rear of house
Hose Bibs: Per Architectural Plans

Kitchen: Sinks: Undermount Stainless Single Compartment - 18GA Cushioned

Faucet: Moen Align # 5923 Spring Style Hi-Arc Pull Down

Master Bath: Lavatory (2): Western 188 Square Undermount or similar
Faucet: Moen Brantford 8" Widespread 3 Hole Faucet or Similar
Tub: Mirabella Freestanding Acrylic Soaking Tub
"HIBISCUS" 66" SOAKING TUB
Tub Faucet: Moen Brantford Chrome
Shower Faucet: Chrome head
Toilet: 1.28 gallon elongated

Secondary Baths:

Lavatory: Western 188 Square Undermount or similar
Faucet: Moen Brantford 4" spread Faucet or similar
Tub/Shower Faucet: Sterling 710 411110 w/ Brantford trim
Toilet: 1.28 gallon elongated basin

Laundry Room:

Recessed washer box
Sink: Top Set Hi-Gloss White Cast Acrylic
Faucet: Stainless single lever pull out

Roofing:

Roof material and color per color schemes

Security System:

Wireless Security System Prewire for Keypads at Garage and Master Bedroom. One Keypad at Garage Entry Door and master bedroom. Infrared sensors and sensor contacts all door openings and all windows. 2 wireless pet immune motion detectors. Monitoring not included.

Shower and tub enclosures:	$\frac{3}{8}$ " Clear glass door, frameless with Chrome trim and hardware in Master and Secondary Bathroom Showers. $\frac{1}{4}$ " Clear glass, sliders set on tub, shower with door, trim Chrome in Secondary bathrooms
Sheet Metal:	Bath, laundry and kitchen venting including termination and caps, dryer box, eave metal, roof to wall, threshold pans on first floor, etc..per plans. Combustion air vents needed per plan.
Solar PV System:	A Roof rack mounted Solar PV system, 3.28kW DC Solar Array, 8 SunPower SPR A 400 watt white module (Or equal - i.e. LG)
Stair System:	Paint grade posts (SW White), handrail. II III II III pattern on balusters
Windows & Sliders:	White High Performance Alpine Series 70 Vinyl Frames with frames, dual glazed, sola-therm ultra Low E Glass. Windows with bug 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