

Vista Palms – Phase 1C

SPECIFICATIONS

CONCRETE:

Walks/Drives Gray/Broom Finish

PLUMBING:

Water System PEX throughout house. 2 Hose Bibs with anti-siphon valves.

Water Heater Noritz Tankless Water Heater, Heat exchanger fully warranted for 10 years, all other parts warranted for 5 years.



Ice Maker Line Cold water supply line available at refrigerator space

Disposal 1/3 HP Badger disposal

PLUMBING FIXTURES:

Water Closets 1.28 Gallon Water-Saver, comfort height with elongated seat, in White

Tubs/Showers

Plan 1 Master Shower pan is Dal Keystones D617 Artic White 2x2 straight with Dal Rittenhouse 0790 Artic White 3 x 6, matte finish. Installed vertically staggered to 7' AFF with 1 row of 4" Glass Strip run vertically on main center wall (Bedrosians Eclipse Linear Glass - choice of Tranquility, Vintage and Eternity). Soap/Shampoo niche included.

Bath #2 Fiberglass Tub/Shower Combination with simulated subway tile walls.

Bath #3 Fiberglass Shower with simulated subway tile walls.

Plan 2 Master Shower pan is Dal Keystones D617 Artic White 2x2 straight with Dal Rittenhouse 0790 Artic White 3 x 6, matte finish. Installed vertically staggered to 7' AFF with 1 row of 4" Glass Strip run vertically on main center wall (Bedrosians Eclipse Linear Glass - choice of Tranquility, Vintage and Eternity). Soap/Shampoo niche included.

Acrylic drop in tub (Fibercare ART60-36DI) with Dal Rittenhouse 0790 Artic White 3 x 6, matte finish. Installed on tub deck and front, splash surround to 6" above deck.

Bath #2 Fiberglass Shower with simulated subway tile walls.

Plan 3 Master Shower pan is Dal Keystones D617 Artic White 2x2 straight with Dal Rittenhouse 0790 Artic White 3 x 6, matte finish. Installed vertically staggered to 7' AFF with 1 row of 4" Glass Strip run vertically on main center wall (Bedrosians Eclipse Linear Glass - choice of Tranquility, Vintage and Eternity). Soap/Shampoo niche included.

Master *cont.*

Acrylic drop in tub (Fibercare ART60-36DI) with Dal Rittenhouse 0790 Artic White 3 x 6, matte finish. Installed on tub deck and front, splash surround to 6" above deck.

Bath #2

Fiberglass Shower with simulated subway tile walls.

Bath #3

Fiberglass Shower with simulated subway tile walls.

Kitchen

Single Basin Stainless Steel (16 gauge) with Luxart Aerro Pull Down Stainless Steel Faucet.



Master Shower/Tub

Chrome Single Handle with Single Head and Roman Tub, if applicable. Lavatories will be chrome wide-spread sets.



Lavatory Faucet

Roman Tub

Shower Head

Bath #2 & 3

Chrome Single Handle with Single Head and Tub Spout, if applicable. Lavatories will be chrome mini wide-spread faucets



Lavatory Mini Wide-Spread

Tub/Shower Head

Medicine Cabinet
Bathroom Accessories

Zaca Frameless
PHG, Advantage Bath Hardware,
Hollywood, Bright Chrome



Mirrors

Master Baths: Two framed mirrors (36x42) centered over sinks
Secondary Baths: 42" high x Countertop width

FIRE PROTECTION:

Smoke/CO Detectors

As Required per Code

COUNTER TOPS:

Kitchen

2CM Granite with 4cm flat polish edge, 6" backsplash & full splash at stove. Choice of three colors: Crema Perla, White Beauty or Ubatuba.



Lavatories

Vortens Toscana Undermount, white with E-Stone, White with 1 1/4" square edge, 4" backsplash
(picture of sink only)



Laundry

Flourstone Utility Sink with E-Stone Countertop, White with 1 1/4" square edge, 4" backsplash



WINDOWS & PATIO DOORS:

White vinyl windows and sliding door frames (dual glaze – high performance, Low E)

ELECTRICAL:

Switches	Locations/dimmers as per plan – white Decora
Receptacles	Locations as per plan – white Decora.
Telephone Outlets	Cat-5 Computer Rated Phone Wiring. Kitchen & Master Bedroom only, locations as per plan - White
Cable TV Outlets	RG-6 coaxial cable Living Room and all Bedrooms, locations as per per plan - White
Ceiling Fan Outlets	All bedrooms and Great Room, locations as per plans.
HDMI/Power Outlet	Great Room at TV area, HDMI outlet & power 5' above floor

AIR CONDITIONERS:

All Plans	AC as per Title 24 requirements with programmable thermostat.
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ROOFING:

Cool Roof / Hot Mop

INSULATION:

Roof	Energy Efficient Radiant Barrier Sheathing
Ceiling	R-38 Insulation (Per Title 24)
Walls (Exterior)	R-15 and R-19 Insulation (Per Title 24)

CABINETS:

Slab Laminate Panel Door, Driftwood or Black Ice finish, Melamine Interior, 6” Chrome Bar Pulls, Euro (concealed) Hinges, Adjustable shelving in upper cabinets.



Laundry base cabinet - standard. *Uppers optional.*

DOORS:

Entry	Fiberglass Slab Smooth.
Interior	Hollow-core, slab smooth
Closets	Walk-In Closets/Coat Closets -- Hollow-core, slab smooth Wardrobes – Hollow-core, hardboard, bypass
Garage Man Door	Fiberglass Slab Smooth

BASEBOARD:

3½” paint grade base

FINISH HARDWARE:

Locks/Entry

Ez-Set Kellington handleset at entry, polished chrome. Ez-Set Hollywood (HW) US15, with round rosetts, polished chrome. Privacy as required.



LIGHTING:

Kitchen/Dining

Recessed & hanging lights as per plans. (*Fixtures shown may vary depending on availability.*)

The Cosmo (Plan 1)



The Manhattan (Plan 2)



The Martini (Plan 3)



Vanity

Light Bar/Fixture per plan



Halls and Niches

Recessed per plan

Exterior

Exterior mount at location per plans



The Cosmo (Plan 1)



The Manhattan (Plan 2) & The Martini (Plan 3)

Address

Lighted Address box

PAINT:

Exterior

Stucco Color Coat Per Plan

Interior

Swiss Coffee (Frazee Low VOC paint or approved equal paint)

INTERIOR:

Walls

Orange Peel texture, square corners.

Ceilings

Light knockdown texture

GARAGE:

Garage Door

25 gauge Sectional Roll-up Doors with vinyl weatherstrip, Wayne Dalton #9100 doors. Contemporary Style – A & C Elev, Ranch Style – B Elev. Windows/Insulation will be optional



Contemporary



Ranch

Garage Door Opener

Genie 2020, Chain Drive opener with 2 remotes.

Walls

Drywalled/fog sealed & taped, not painted.

FLOORING:

Carpet

Shaw Red Bud Carpet, with 3/8" 5lb pad. Color selections to be provided by Flooring Contractor. Carpet areas – Bedrooms, Halls, Living/Dining Room, Closets.

Hard Surface

Vinyl Plank Flooring, Shaw VE180 Foundation. Color selections to be provided by Flooring Contractor. Hard surface areas – entry, kitchen, laundry, baths.

APPLIANCES:

Oven	Whirlpool 30" Free Standing Self Cleaning Gas Range (Model WFG510S0AS)
Microwave/Hood	Whirlpool Over the Range Microwave Hood (Model WMH31017AS)
Dishwasher	Whirlpool 3-Level Dishwasher (Model WDR310PAAS) <i>Stainless Steel</i>



LANDSCAPING:

Front yard only – per plans

FENCES:

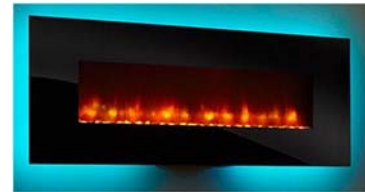
Front, Rear and Side Yard Fencing – wrought iron/block/corrugated metal fencing with one pass gate.

CLOSETS:

Wood shelf & pole per plan

FIREPLACES (Optional):

Heat & Go, 38" or 58" Simplifire, Wall Mount electric linear fireplace with Black Glass Front.



CHANGES:

Builder reserves the right to make changes or other modifications during the course of construction as may, in the opinion of Builder, be desirable or required for the development of the project due to field conditions, shortages of material or other causes. All pictures shown are currently selected items and are subject to change.

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