



MARAVILLA COURT

Buyer selections and upgrades

Standard Interior Design Scheme

Package 1

Kitchen

Ceramic Backsplash – White Glossy 3"x6"

Quartz Countertops – Cement

Engineered Wood Flooring – Putney

Fireplace

Marble Tile Surround – Carrara Silver 12"x24"

Master Bath

Quartz countertops – Cement

Tile – Porcelain Statuary 12"x24" shower wall tile, Gris 12"x24" floor tile, grey Penny Round shower floor tile.

Secondary Bath

Quartz countertops – Cement

Tile – Ceramic 3"x6" White Subway tile, 2"x2" hex floor tile.

Package 2

Kitchen

Ceramic Backsplash – White Glossy 3"x6"

Quartz Countertops – Capri

Engineered Wood Flooring – Wandsworth

Fireplace

Limestone Tile Surround – Silver Beige 18"x18"

Master Bath

Quartz countertops – Capri

Tile – Porcelain 12"x24" Floor tile in Nieve, Calacatta honed wall tile, Penny Round shower floor.

Secondary Bath

Quartz countertops – Capri

Tile – Ceramic 3x6 White Subway tile, 2"x2" hex floor tile.

All specifications and materials are subject to change or substitution of similar quality without notice.

Features may vary per plan. Pricing subject to change due to inflation & recent tariffs.

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Standard Lighting Design

Option 1 Foyer Light Island Lights Bath Lights

Option 2 Foyer Light Island Lights Bath Lights

Special Considerations: _____

Kitchen Design Upgrades

Blanco Package 1 Upgrades

- | | |
|--|--------|
| <input type="checkbox"/> Tile Upgrade – Handmade Ceramic – 3"x6" Milk Gloss | \$650 |
| <input type="checkbox"/> Tile Upgrade – Stone – Marble 2"x4" Bricks | \$850 |
| <input type="checkbox"/> Countertop Upgrade – Quartz – Spectra Gray | \$1600 |
| <input type="checkbox"/> Countertop Upgrade – Island – Bardiglio Marble | \$1000 |

Dorado Package 2 Upgrades

- | | |
|--|--------|
| <input type="checkbox"/> Tile Upgrade – Handmade Ceramic – 3"x6" Milk Gloss | \$650 |
| <input type="checkbox"/> Tile Upgrade – Stone – Honed Limestone Chevron | \$850 |
| <input type="checkbox"/> Countertop Upgrade – Quartz – Blanc De Blancs | \$1600 |
| <input type="checkbox"/> Countertop Upgrade – Island – Eureka Danby Marble | \$1550 |

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Master Bath Upgraded Design Scheme

Blanco Package 1 Upgrades

<input type="checkbox"/> Tile Upgrade – Arizona – Urban Package	\$850
<input type="checkbox"/> Tile Upgrade – Arizona – Classic Package	\$950
Countertop Upgrade – Quartz	
<input type="checkbox"/> Urban – Capri	\$536
<input type="checkbox"/> Upgrade Urban – Spectra Grey	\$791
<input type="checkbox"/> Classic – Pearl	\$350
<input type="checkbox"/> Upgrade Classic – Bianco Gioia	\$791
<input type="checkbox"/> Countertop Upgrade – Marble – Bianco Carrara	\$350

Dorado Package 2 Upgrades

<input type="checkbox"/> Tile Upgrade – Arizona – Urban Package	\$730
<input type="checkbox"/> Tile Upgrade – Arizona – Classic Package	\$1000
Countertop Upgrade – Quartz	
<input type="checkbox"/> Urban – Linen	\$650
<input type="checkbox"/> Upgrade Urban – Pure White	\$750
<input type="checkbox"/> Classic – Pearl	\$350
<input type="checkbox"/> Upgrade Classic – Frosty Carina	\$750
<input type="checkbox"/> Countertop Upgrade – Granite – Whisper White	\$660

Upgrade Options – Finishes

Travertine Floors – Tile on first floor entry, mudroom, and closets.

- Downstairs** – Maison \$1,200
Color/Finish: _____

Secondary Bathrooms – Arizona Tile

- Blanco** \$450
 Dorado \$650

Wood Floors – Eighteen Seventy Five 6” wide plank, 1.5mm wear layer

- Downstairs** – Standard
Color: _____
 Upstairs - \$7.50 per sqft

Upgrade Wood Floors – Palladio 7 ½” wide plank, 3.9mm wear layer

- Downstairs** - \$6.50 per sqft
 Upstairs - \$11.50 per sqft

Wood Floors – Up all Flights of Stairs

- Standard Wood Stairs** – Eighteen Seventy Five \$2100
 Upgrade Wood Stairs – Palladio \$3600

Carpet Upgrade

- Upgrade Synthetic** : Godfrey Hirst - \$3 per sqft
 Upgrade Natural : Wool Carpet - \$3 per sqft

Fireplace

- Classic Fireplace** – Cast Stone Mantel
 Classic Fireplace – Natural Stone Mantel \$1,500
 Modern Fireplace – Tile Surround Half-Wall
Material: _____
 Modern Fireplace – Install tile to ceiling \$800

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Upgrade Options – Electrical Fixtures

All electrical fixtures in homes built before 2018 are subject to discontinuation. Please review Design Guides carefully and reference the below items with their corresponding images.

Fans – Upgraded fans (Models in 1724)

<input type="checkbox"/> Living room	\$320
<input type="checkbox"/> Master Bedroom	\$380
<input type="checkbox"/> Outdoor Fan	\$100
<input type="checkbox"/> Secondary Bedrooms – Per Bedroom	\$100

Lighting– Addition of Chandelier

<input type="checkbox"/> Urban	\$1,050
<input type="checkbox"/> Classic	\$866

Urban Lighting

<input type="checkbox"/> Foyer Light	\$300
<input type="checkbox"/> Island lights	\$663

Classic Lighting

<input type="checkbox"/> Foyer Light	\$300
<input type="checkbox"/> Island lights	\$663

Bathroom Lighting

<input type="checkbox"/> Powder Bath	\$300
<input type="checkbox"/> Master Bath	\$625
<input type="checkbox"/> Secondary Bath – Per Bathroom	\$250

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Upgrade Options – Other

- | | |
|--|--------------|
| <input type="checkbox"/> Plumbing – Master Bath Upgrade | \$850 |
| <input type="checkbox"/> Plumbing – Kitchen & Powder Upgrade | \$1300 |
| <input type="checkbox"/> Plumbing – Secondary Bath Upgrade | \$750 |
| <input type="checkbox"/> Fisher & Paykel - Integrated French Door SS Refrigerator | \$4,855 |
| <input type="checkbox"/> Fisher & Paykel Refrigerator – Front Water Dispenser | \$5,165 |
| <input type="checkbox"/> Fisher & Paykel – Cooking Professional Package
<i>(36" DCS Cooktop, Pro 30" Oven, Convection DCS Microwave, DCS Warming Drawer)</i> | \$3,000 |
| <input type="checkbox"/> Wine/Beverage Refrigerator – Installed in Kitchen | \$500 |
| <input type="checkbox"/> Exterior Patio – Pavers | \$8 per sqft |
| <input type="checkbox"/> Data Smart Home Technologies - See standards sheet in packet | |

**If you select any of the Data Smart Home Technologies upgrades such as the additional security systems, audio distribution, or surround sound we will set up an appointment for you to meet with our professional representative.*

Client Signature: _____

I acknowledge that I have read and approved selections and upgrades, and understand that finishes are subject to change due to the nature of price increases and discontinuation of products.

STONE TILE CARE & MAINTENANCE

Marble, granite, travertine, limestone and slate are quarried products. Stones are a natural honed or polished rock, not factory-made or fired. No two pieces are alike and there are inherent variances in all stone. These characteristics may be color and shade variations, irregular markings, voids, pitting, veins, and differences in density causing sheen variations. It is a standard practice to repair some of these variations by one or more of the following methods; waxing, grinding or filling. Due to normal wear, cracks and voids may appear; these can be readily repaired using floor grout and/or epoxy. All of these variations and characteristics are common and present, to some degree. However, these characteristics are part of the natural beauty of the stone and will not impair the function or wearing qualities of the material. To avoid damage caused by tracked-in dirt, place floor mats inside and outside of exterior entryways. Sweep or vacuum regularly to prevent loose dirt from abrading your floor. Tracked-in dirt is abrasive and can mar the flooring surface.

A regular maintenance regimen will help your natural stone be more resistant to scratching and wear. Natural stone, especially polished stone, is sensitive to harsh chemicals. We recommend wiping or mopping stone surfaces with warm water or a pH-balanced neutral cleaner. Rinse the surface thoroughly after washing and dry with a soft cloth. Change the rinse water frequently. Do not use scouring powders or creams; these products contain abrasives that may scratch the surface. Do not use vinegar or any cleaners containing acids or strong alkaline agents. Whether a stone product is sealed or unsealed, all spills must be cleaned up immediately to avoid possible staining and acid burns from citrus juices or acidic liquids. Acid-based foods, such as citrus or tomatoes, can etch into the polish of more delicate stones, like marble and onyx. Do not place hot items, such as pots and pans, on any stone. As a safety precaution, use coasters on countertops. To prevent alkaline and soap-scum buildup, use squeegees in shower areas. Other large surfaces, such as flooring, are best cared for by a licensed maintenance company to protect the natural stone.

A quality impregnating sealer penetrates stone, allows the stone to breathe and permits more of the stone's natural beauty to shine through. Unsealed stone is more susceptible to absorbing moisture, dirt and cleaning chemicals. Most licensed fabricators strongly recommend that a penetrating sealer be applied soon after installation of slabs.

Arizona Tile makes no recommendation for, or against applications to seal. Each job is unique and custom not only to the product selected, but to the application as well. The buyer should discuss with the contractor/builder the necessity of sealing. An aftermarket service and maintenance program is best administered by a licensed stone restoration company.

Arizona Tile carries a complete line of cleaning and sealing products. Find the nearest Arizona Tile location for more information.

PORCELAIN & CERAMIC TILE CARE & MAINTENANCE

To avoid damage caused by tracked-in dirt, place floor mats inside and outside of exterior entryways. Sweep or vacuum regularly to prevent loose dirt from abrading your floor. Tracked-in dirt is abrasive and can mar the flooring surface. Normal maintenance for glazed or unglazed floor tile is damp mopping with a pH-balanced neutral cleaner and warm water. Thoroughly rinse and dry the surface after washing. You should not use a detergent on glazed tile, since soap film will give a dull appearance to the tile. No need to wax, polish or buff. Simply wiping glazed tile with a damp sponge or mop will maintain the luster. Do not use scouring powders; these products contain abrasives that may scratch the surface of the tile. Do not use vinegar or any cleaners containing acids or strong alkaline agents.

A variety of cleaning products are available and will vary depending on the application, amount of traffic and use. Please consult an Arizona Tile representative for more information.

It is recommended to clean up spills on the tile as soon as possible. Use floor protectors on furniture legs. Do not push or pull your furniture or appliances across the floor without first protecting. To protect countertop surfaces, use coasters, trivets or placemats. Should your porcelain or ceramic tile become broken, chipped or damaged, it is possible to have it repaired. It is highly recommended to keep extra tiles from the original installation for future repairs.

QUARTZ CARE & MAINTENANCE

Quartz Surfaces are non-porous and highly resistant to stains and penetration of spills into deeper layers of the surface.

DAILY ROUTINE

Just use water, dish soap, and paper towel or a damp sponge to absorb any spills after food preparation. If needed, use any non-abrasive cleaner such as Formula 409, Lysol, Windex, and Fantastic to wipe away any excess. Be sure to dry the area thoroughly with a clean cloth.

TOUGH SPOTS

- Leave any of the above cleaners to sit on the affected area for a few minutes;
- Soak the affected area with pads of paper towels for 5 to 10 minutes;
- Scrub the area gently with a non-scratch pad such as Scotch Brite pad in circular movement;
- Rinse with clean water thoroughly;
- Dry thoroughly.

For even tougher spots, use Soft Scrub Liquid Gel (with or without bleach). Leave the gel to sit on the affected area for a longer time and follow the same steps above. If needed, apply Windex streak free as the final step to clean any gel residue.

REMOVING ADHERED MATERIALS

(gums, nail polish, paint, etc.)

- Scrape the surface with a plastic putty knife or a razor. Quartz Surfaces are very hard and will not be harmed by razor edges.
- Rinse with clean water thoroughly;
- Dry thoroughly.
- Any gray marks left by the blade can be removed with Soft Scrub Liquid Gel.
- If necessary, use Windex streak free to clean any gel residue.

HONED, LEATHER FINISH

Honed and leather finish surfaces require more daily maintenance than polished surfaces. Finger prints, wet spots, metal marks, and other signs of daily living show more on these types of surfaces. Apply the same cleaning guidelines with more frequency and gentler cleaning movement. If necessary, use Soft Scrub Liquid Gel to remove any difficult spots. Honed and leather finishes are not recommended for high traffic areas.

CAUTION

Do not apply any sealer.

Do not use abrasive scrubs. Always use non-scratch pads such as Scotch Bride pad.

Do not use harsh chemicals, or abrasive oven and plumbing cleaners (Drano, Easy OFF, and Liquid Plumber). These chemicals will dull the surface finish.

Do not use surface products containing oils or powders because they leave residue.

Do not use knives directly on the quartz surface. Always use a cutting board.

Do not place hot (straight from oven) pots, pans, or electric skillet directly on the quartz surface. Always use trivets or hot pads. Extreme heat may cause thermal shock and crack the surface in long term.

Minimize direct sun exposure to Quartz. Long-term exposure to direct sunlight may discolor surface finish.

FLOOR CLEANING GUIDE



THE MASTER'S CRAFT
Flooring Company

With proper care, wood floors can be beautiful, durable, and timeless. We always recommend following the manufacturer recommendations for cleaning and maintenance. We have also put together these general guidelines to keep your urethane-based finished hardwood floors in excellent condition for many years.

VACUUM - SWEEP - DRY MOP



Vacuum, sweep, and/or dry mop your floor regularly. Make sure anything you use to clean the floor is non-abrasive. Refrain from using the beater bar attachment on your vacuum as this could scratch your floor. For hard to reach spots, use a soft vacuum floor brush to remove the dirt.

SPILLS HAPPEN - HOW TO DEAL WITH THEM

Water or other liquid spills can, if ignored, warp, cup, and crown your floor boards. It is important to clean up spills right away.



Wipe up spills right away with a dry cloth.



For sticky spots, use a slightly damp towel and wipe up the spot.

WHAT PRODUCTS TO USE

As needed, mop your floors using a hardwood cleaning solution. We recommend the following products:

Bona[®]

Bona produces a variety of cleaning solutions as well as floor mops and accessories.

www.mybonahome.com

basic[®]

COATINGS

Basic Coatings produces a residential cleaning product known as the Squeaky™ Floor Care System.

www.basiccoatings.com

Loba.

On Top!

Loba-Wakol's hardwood floor cleaner can only be found by contacting a flooring retailer or wood flooring professional.

www.loba.de/us

HOW TO LIVE ON YOUR FLOOR



Place rugs or walk-off mats in heavy traffic areas or near areas which will be susceptible to spills like doorways, kitchens, and laundry rooms.



Outfit your furniture legs with felt padding to eliminate harsh contact and scratching.



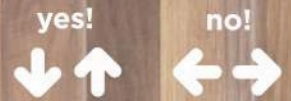
Do not walk on the floor in cleats or high heels, as these are likely to leave dent marks.



Use window treatments to block UV rays from affecting the coloration of your floor.



Maintain humidity levels throughout the year by using humidifiers in dry months and air conditioning or dehumidifiers in humid months.



When moving furniture, pick it up to relocate instead of sliding it across the floor.

REMEMBER, DO NOT USE...



Wet mops or excessive water



Supermarket oil soaps, waxes, or polishes



Straight or diluted ammonia, alkaline products, or abrasive cleaners



In addition, it is generally not recommended to over-apply cleaners. Saturating the floor with cleaners can leave a hazy residue and may eventually break down the finish on your floor.

PHOTO SENSITIVITY

Many species of wood flooring are photosensitive, meaning direct sunlight will either darken or lighten the boards. Brazilian Cherry and American Cherry have high sensitivity to direct sunlight, whereas Maple and Oak are considered less sensitive. Cherry and other photosensitive flooring species like Birch, American Walnut, and Brazilian Teak will lighten or darken over time. It is recommended that for the first year after the floor is installed, area rugs and furniture are rotated around the room to maintain a similar color across the floor.



THE MASTER'S CRAFT



FEATURES/DISTRIBUTION

28" OnQ structured wiring can with hinged cover installed at 2nd floor closet (TBD)
1x8 RJ45 Style Telecom Module (capable of distributing 4 incoming lines up to 8 separate locations)
1x8 Passive Video Module (distributes up to 8 separate locations)
All phone and data lines installed with Category 5e Cable (CAT5e)
All cable TV lines installed with Quad Shield Coaxial Cable (RG6)
Structured wiring runs to outside service to include: CAT5e (2), RG6 (2), 16/2 (1)

SECURITY SYSTEM & WIRING INSTALLATION

GE Concord-4 Security System (8-zone panel) with Battery Backup and Interior Siren
LCD keypad prewire and trim-out at 2 locations (Garage Entry, Master), prewire only at Front Door
Motion detector prewire and trim-out at 1 location (per plan)
Security contacts at exterior doors (4) but no operable windows – does not include overhead garage door(s)

AUDIO/VIDEO WIRING LOCATIONS

None

STRUCTURED WIRING LOCATIONS

Phone or Data / TV Combo prewire – CAT5e (1) / RG6 (1) at 5 locations (per plan)

CONDUIT FOR FUTURE WIRING

1.5" Flexible Conduit at 1 location (Family equipment to local TV)



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