

M. Romero Builders LLC.

Subject to change at Builder's Discretion and Availability

General

- ACES 10/2 Limited Home Warranty
- 9' ceiling on first floor , 10' ceiling on second floor and 9' on third floor

Foundation

- Post -tension foundation
- Foundation is engineered, designed, and stamped by a certified engineer
- Soil test performed by Arm Soil Testing and provided to Engineer by Builder
- Foundation construction inspected by Structural Engineer for conformance to plans before concrete is placed
- Exterior porch and patio areas to be sloped to facilitate drainage
- Swales may be incorporated in the general site contouring the expedite run-off

Framing Construction – Wood Studs and Exterior

- All studs are Dug- Fir
- 100% OSB sheathing on outside walls
- 1-1/8" Advantech tongue-and-groove sub-flooring nailed and glued to framing members
- Moisture-barrier Tyvek house wrap
- 18" Floor trusses for second and 20" trusses for third floor combined with 1 1/8" tongue and groove Advantech subflooring
- 16" o.c. (approx.) joist and rafters, size and bearing condition determined by span, designed by a Professional Engineer
- James Hardi Plank Siding
- Facia board and trims – Hardiplank
- Continuous Hardi-soffit
- Window and Column trim to be Hardiplank
- Stucco throughout the front of the house

Roof

- 7/16" OSB radiant barrier with ply clips between each rafter and joint material
- GAF Timberline 30 yr high definition composition shingles with 30 pound underlayment
- Attic Ventilation- Soffit Vents

Plumbing and Bathroom

- Navien 11.2 GPM efficient tankless water heater
- Cpv plumbing throughout the entire house
- Insulated water pipes in outside walls
- Schedule 40 PVC waste with overflow and vent pipes
- Gas lines to be of black steel pipe
- Separate shower in master bath
- 6' x 42" whirlpool tub in master bath
- Builder selection plumbing fixtures (Price pfister, Moen or American standard) or similar
- Under mount, double bowl stainless steel sink in Kitchen
- Two sinks in master bath

Electrical

- Specifications as per National Electrical Code
- Copper electrical wiring in home
- Ceiling fans to be provided in all bedrooms, living room
- Smoke Detectors
- Pre-wire for sound system in family room and master bedroom
- Décor electrical switches
- Recessed can lighting
- Phone jacks in multiple locations with CAT5 wiring
- Front door entrance and Balcony include outlets

Air Conditioning System

- Air conditioning and heating system is to be designed to meet specific requirements of the house
- High-efficiency 14 SEER A/C unit with a three zone damper system
- Programmable Thermostats

Windows and Doors

- All windows to be aluminum with low-E, double paned glass
- Solid core doors for all bedrooms baths, and closets
- Front Door Mahogany 2/3 Lite Glass or similar

Insulation

- Poly-seal foam insulations at sole plate, on exterior walls, windows and exterior doors
- Fiberglass insulation with energy ratings as required by code
- R-15 and R-21 Wall insulation
- R-30 for ceilings
- R-30, R38 attic insulation
- Install baffles at vents to insure air flow
- Use expandable foam poly seal to prevent air infiltration on base plates, windows, all penetrations of outside walls, all penetrations of top plate, first floor plates, gaps in sheathing, tees, corners and rim board between house and garage.

Flatwork

- Concrete walkway from front door to driveway
- Concrete driveway

Security System

- Pre-wired only for two controls : one at first floor, one at master bedroom
- Pre-wired for all exterior doors
- Protect all assessable operable windows

Home Entertainment System

- All rooms are wired using CAT 5 wire. All bedrooms wired for telephone, cable, and internet CAT 5
- Family room and master bedroom pre-wired for speakers surround sound

Flooring

- Red Oak 3 ½ hardwood floors: 1st floor stairs, entire 2nd floor, stairs and hallway at third floor
- Ceramic or Porcelain tiles in all laboratories and utility areas
- Porcelain on 2nd floor balcony
- Carpet in bedrooms per Builder selection

Cabinetry and Trim

- Custom cabinets 42" upper cabinets – stain
- Custom cabinets 42" upper cabinets in utility room – stain
- Slab doors stain
- Cabinets are custom built per home
- European hinges and full extension drawers guides for all cabinets
- Master bedroom closet includes extensive shelving and cabinetry with drawers

Garage

- Garage interiors are sheetrocked and painted with two shop lights
- Garage door to be provided
- Garage door opener and two remotes with key pad

Sheetrock and Paint

- Premium Level 4 smooth sheetrock finish with a roll texture
- Designer Sherwin Williams paint – 3 color selections (ceiling, trim and wall color)

Tile/Granite

- Granite for all countertops with 4" backsplash
- Builder glass or mosaics tile for kitchen backsplash
- Ceramic or Porcelain tile for secondary bath

Appliances

- Bosh or similar Stainless steel appliances (Electric oven, gas cook top, dishwasher, vented microwave)

Hardware

- Provided kwikset or similar hardware by builder
- Landscaping
- Professional landscaping including trees, accent plants, mulch and sod in front yard
- Back yard with gravel
- 2 hose bibs
- 7' cedar fence provided
- All down spots are tied into a storm system that drains into the street

Initials: M. Romero Builders LLC: _____

Buyer: _____