

## **GENERAL FEATURES FOR ARISTIDES GARCIA HOMES**

**These general features are subject to change according to the size, location and floor plan or if it is required by the neighborhood rules or regulations.**

### **EXTERIOR FEATURES**

Brick and stone with cement board trim. (Possible stucco if within the design)  
Double concrete driveway if building lines allow.  
Grass with landscape (garden)  
Covered patio will have a ceiling fan, electric outlet. If gas is included, gas outlet for BBQ.  
Exterior water faucets.  
Security exterior lights in two corners (front & back)  
Architectural shingles for the roof.

### **GARAGE**

Sheetrocked finished with interior insulation.  
Attic access with pull down ladder.  
Garage door opener with 2 remotes.  
If all electric, 40 gallon raised water heater: if gas, 40 gallon raised gas water heater.  
Auto close interior door.

### **CONSTRUCTION & ENERGY FEATURES**

OSB panels on the exterior with original tie back (no water penetration)  
Slab is built with rebar AND built into virgin soil. (no slab movement)  
Radiant Barrier in the attic with R-30 Fiberglass batt insulation in ceiling areas  
Interior walls are blown insulated with R-13 for sound, exterior walls R-13 and other areas R-19  
14 Seer air conditioning system with programmable thermostat.  
Double pane, Low-E vinyl windows with easy pull out for easy cleaning.  
Strucsure 1-2-10 Warranty  
Inspections throughout the construction process.  
Wood destroying insect application during construction to prevent insects and fungi.

### **INTERIOR FEATURES**

Wood Look tile throughout (carpet can be substituted at certain stages)  
High raised commodes in all baths  
Sherwin Williams paint (2 colors for wood and for walls plus another for ceiling)  
All cabinets, crown molding & shelving are custom site built including the shelving & drawers for Primary closets  
Primary baths have separate showers and garden tubs (with tile surround) unless the tub is eliminated by the buyer.  
Dual sinks in the Primary bath with a glass door for the enclosure in the shower.  
Ceiling fans in the living area and all bedrooms.  
All counters, laundry, kitchen and baths have granite countertops with undermount sinks  
Internet and cable wiring throughout with connections in all living & bedroom areas.  
Smoke detectors  
Laundry room washer, dryer connections & gas if applicable. Custom cabinet & shelving with clothes pole.  
Fireplace in living area with gas or wood burning.  
Recessed can LED lighting in Kitchen, living areas & primary bedrooms  
Many plans have the tray ceilings in Primary bedrooms, living and dining. Ceiling heights vary according to various plans.  
Kitchen appliances include Samsung stainless gas or electric stove, microwave & dishwasher  
Microwave above the stove has a vent out through the roof.  
Ice Maker connection for the refrigerator.  
Undermount sink in the kitchen includes a disposal.

**If a purchaser contracts to build, they will have the option to modify and/or choose various other features. The builder has selections to choose from or purchasers have the option to select their own with a possibility of getting credit for exchanging for their own choices (with a potential additional cost if their choices exceed the builder's allotment.**