



FEATURES & SPECIFICATIONS

GENERAL DESCRIPTION

- Express Limited Home Warranty
- 10' ceiling on first floor and 9' ceilings second floor
- Foundation
- Posttension 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 Hem Fir/Doug Fir
- 100% OSB or similar on outside walls
- 18" Floor trusses for second and third floor combined with 1 1/8" tongue and groove
- Advantech subflooring or (floor joist as per engineer plans specification)
- 16" o.c. (approx.) joist and rafters, size and bearing condition determined by span, designed by a Professional Engineer
- James Hardie Plank Siding
- Facia board and trims – James Hardie plank
- Continuous James Hardie -soffit (if applicable)
- Window and Column trim to be James Hardie plank

ROOF

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

PLUMBING AND BATHROOM

- Tankless water heater
- Uponor 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
- 5' x 29" Free Standing tub in master bath
- Builder selection plumbing fixtures (Price Pfister, Moen, Delta, Kohler or American standard or other)
- Under mount, stainless steel sink and garbage disposal in Kitchen
- Double sink in Master bath
- Single sink in Guest 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
- LED recessed can lighting
- Phone jacks in multiple locations with CAT5 wiring
- All exterior doors include electrical outlets

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AIR CONDITIONING SYSTEM

- Air conditioning and heating system is to be designed to meet specific requirements of the house
- High-efficiency Lennox 15 or 16 SEER A/C unit with a two zone damper system
- Programmable Thermostats

WINDOWS AND DOORS

- All windows to be Vinyl with low-E, double paned glass
- Hollow core doors for all bedrooms baths, and closets
- Front Door Wood or Metal with Glass by builder

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-19 Wall insulation
- R-19 for ceilings
- R-38 blowing attic insulation
- Install baffles at vents to insure air flow as needed
- 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

SECURITY SYSTEM

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

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

- Premium Vinyl Planks flooring
- Ceramic/Porcelain tiles or Premium Vinyl Planks in all laboratories and utility areas
- Interior Stairs to be solid wood or Vinyl Planks By Builder

CABINETS AND TRIM

- Custom cabinets 42" upper cabinets – stain/or paint
- Custom cabinets 42" upper cabinets in utility room – paint shaker or Slab style doors paint Cabinets are custom order 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)
- Exterior Super Paint, interior Pro-mar 200

TILE/GRANITE

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

APPLIANCES

- Samsung or similar Stainless steel appliances (Gas Range with Airfry, dishwasher, ventedmicrowave (Builder Selection)

HARDWARE

- Provided by builder

LANDSCAPING

- Professional landscaping including trees, sod in front yard
- Back yard with sod/some gravel
- 2 hose bibs
- 6' Wood fence provided

MARKETED BY

The logo for CitiQuest Properties features the word "CitiQuest" in a large, bold, black sans-serif font. Above the letter "i" in "Quest" is a red outline of a house with a chimney. Below "CitiQuest" is the word "PROPERTIES" in a smaller, all-caps, black sans-serif font.

DEVELOPED BY

The logo for M. Romero Builders LLC features the letters "MR" in a large, stylized, red script font. To the right of "MR" is the text "M. Romero Builders LLC" in a black, sans-serif font.