

Hamilton Estates - AMENITIES LIST

May 25, 2023

AIR CONDITIONING

- Per Title 24 and Plans

APPLIANCES

- | | |
|----------------------------|-------------------------------|
| • Brand | Kitchen Aid |
| • Standard Finish | Stainless Steel |
| • Range/Cooktop | 36" Gas Rangetop |
| • Double Oven | 30" Double Wall Oven |
| • Microwave | Undercounter microwave drawer |
| • Dishwasher | 24" |
| • Refrigerator/Freezer | 42" |
| • Under counter Bev Center | 24" |

CABINETS

- | | |
|---------------|-------------------------------------|
| • Style | Frameless |
| • Material | Thermofoil |
| • Color | White |
| • Knobs/Pulls | Pull bars in Brushed Nickel |
| • Hinges | Soft close hinges and drawer guides |

CERAMIC TILE

- | | |
|---|--|
| • Master Shower | Tile to 9'. Plan 3 Tile to 10'. |
| • Secondary Bath Showers | Tile to 8' AFF |
| • Shower Shampoo Niche/Bench | Per Plan or at all walk in showers |
| • Tub/Shower | Soap Dish |
| • Primary Bathrooms Shower and Tub/Shower Walls | Emser Contessa 12x24
Style: Horizontal, Stacked |
| • Primary Shower Pans | Emser Contessa 2x2 Matte Mosaic
Style: straight |

- Secondary Showers Daltile 4x16 Color Wheel (Arctic White).
Style: Set Horizontal. Stacked.
- Secondary Shower Pans Daltile Color Wheel Matte Mosaic Hexagon/Lattice/H-Bone (Arctic White)

COUNTERTOPS

- Thickness 3CM
- Edge Detail Eased Edge
- Kitchen Perimeter: Silestone Grey Expo with 3x12 Paloma Picket Field Tile
Full backsplash,
Island: Della Terra Calacatta Jubilee
- All Bathrooms, hall linens, laundry Color: Della Terra Calacatta Jubilee
Splash: 6" at bathrooms and no splash at hall linens

DRYWALL

- Ceilings Skip trowel Texture
- Walls Skip trowel Texture
- Corners Square Cornerbead throughout
- Garages Light knockdown
- Fireplace Level 5 Finish

ELECTRICAL

- Fixtures Fixtures for Pendants, Vanities, Ceiling Fans, Coach Fixtures, etc. Per Plan, Electrician to Install, Light Fixture Sub to supply
- Interior Switchers Decora White
- Dimmers Decora White
- Receptacles Decora White
- Combo USB Ports 1 at Kitchen and 2 at master bedroom
- Doorbell Button Black to match handleset
- Chimes Nutone
- Recessed Can High Efficiency LED
- Under Cabinet Lights Per Plan
- Ceiling Fans Per Plan
- Dryer Outlet 120V
- Washer 120V

FENCING

- 6' Grey Vinyl with 2 side yard gates.

FINISH CARPENTRY

- Base 4" #387mul MDF Base Paint Grade
- Case 2 1/4" #139MUL MDF Casing Paint Grade

- Window Openings Painted wood Stool and Apron on the bottom of each low window opening (except windows in wet areas)
- Mantle MDF Box Mantel
- Pantry 5 Fixed painted shelves MDF
- Towel Bars Donner Contemporary in satin nickel
- Toilet Paper Holder Donner Contemporary satin nickel
- Shower Rod at Tub>Showers Brushed Nickel
- Medicine Cabinets Zaca Frameless, 36" at Primary. 26" at Secondary Bath.
- Address Numbers Modern Black

DOORS:

- Exterior Garage Exterior Door: Smooth Star Fiberglass
Garage Interior: Two Panel Square
- Interior Two Panel Square, Smooth - Hollow Core
- Master Bed Closet Door 2680 Double sided mirror door
- Secondary Bi-Pass Two panel square style door to match interior doors
- Entry Door Kwikset "Hawthorne" Black handle set/ entry lock
- Interior Doors Kwikset "Lisbon" square with privacy locks at Master Bedroom & Bath, secondary baths
- Garage-Out Door Kwikset "Lisbon" square with dead bolt
- Hinges, Door Pulls, stops, etc. Black

FIREPLACE

- Per Plan. Linear style.

FIRE SPRINKLERS

- Whole house sprinkler systems with white flat concealed heads in living areas semi concealed at Garage per code.

FLOORING

- Carpet Tuftex Rancho Hill II, over 1/2" 7lb pad
Locations: Bedrooms, Bedroom Closets, Office, Study, Family Room
- Hard Surface LVP: CALI, Windansea
7" x 48"
Locations: Entry, Hallways Hallway Closets, Kitchen, Pantry, Dining Room
- Tile Emser, Contessa 12" x 24"
Location: Bathrooms and Laundry

GARAGE DOOR

- Garage Door Match elevation per plan
- Prefinished Color Per Color Scheme by Garage Door supplier; not painter.
- Openers Liftmaster with 2 button remotes for each door. Wi-Fi with battery backup.

GUTTERS/DOWNSPOUTS

- Downspouts 2"x3"
- Leaf Guard Yes

LOW VOLTAGE - Per Plan

- Central Connection Center 30" structured wiring panel
- CATV / Data Outlets Per Plan
- Plates Decora Style White
- TV Prep Great Room and Master Bedroom

MIRRORS

- All baths and powder rooms Framed Black

PAINT

- Walls Flat in White Shadow
- Ceilings Flat in White Shadow
- Garage Complete Paint. Flat in White Shadow

PLUMBING

KITCHEN

- Sink Moen Stainless Steel Single Bowl Sink
- Faucet Moen "Align" Stainless, Pulldown
- Disposal Insinkerator Badger V with cord

MASTER BATH

- Master Bath Lavatory (2) Western L188- rectangular bowl undermount
- Master Bath Faucet Moen "Gibson" Widespread in Brushed Nickel
- Master Tub Woodbridge Acrylic
- Master Tub Faucet Moen "Gibson" in Brushed Nickel
- Master Shower Faucet Moen
- Master Toilet Western 1.28-gallon elongated basin with chrome handle

SECONDARY BATHS & POWDER BATHS

- Lavatory Western L188- rectangular bowl undermount
- Faucet Moen "Gibson" One handle in Brushed Nickel
- Tub/Shower Faucet Moen "Gibson" Posi-Temp in Brushed Nickel
- Secondary Tub Aquatic
- Shower Faucet Moen "Gibson" in Brushed Nickel
- Toilet Western 1.28-gallon elongated basin with chrome handle

LAUNDRY ROOM

- Sink Top Set Hi-Gloss White Cast Acrylic
- Faucet Moen "Method" Stainless One-Handle Pullout

ROOFING

- Type Comp Shingle/Metal Seam
- Color Per Color Scheme

SECURITY SYSTEM

- Sensors Infrared sensors and sensor contacts at all accessible door openings and windows
- Keypads Garage-in Door, Master Bedroom
- Motion Detectors 2 Wireless pet immune motion detectors

SHOWER & TUB ENCLOSURES

- Master Shower 1/2" Clear glass door, frameless with brushed nickel trim and hardware
- Secondary Walk In Shower 3/8" Clear glass door, frameless with brushed nickel trim and hardware
- Secondary Tub/Shower Shower Rod by Others

SOLAR PV SYSTEM

- Solar PV System Per Title 24

STUCCO

- Application 3 Coat System
- Finish 20/30

WINDOWS

- Material Vinyl
- Color Black Exterior/White Interior
- Multi Slide Doors Black Exterior/Black Interior
- Screens Screens on Operable windows and mullions per elevations

NOTE: Due to the availability of materials and other factors, Builder reserves the right to change or alter the amenities of the home