

ENCINO ESTATES

Heritage Collection

Exterior

- Beautifully designed elevations
- Upgrade elevations available
- Brick on front, sides and rear elevations to first floor plate (per plan)
- 6:12 Roof pitch (Per Plan)
- 30-year weatherwood architectural shingles
- Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, and double locks
- Cementitious fiber cement siding, fascia, soffit & trim
- Craftsman inspired insulated fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 10 X 10 broom finished concrete rear patio
- 3' broom finished privacy walk from driveway to entry
- Custom address block
- Choice of Sherwin Williams designer paint
- True dual coat exterior paint

Interior

- Soaring ceiling heights in primary living areas & master suite (per plan)
- Raised panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall & ceiling finishes
- Decorative baseboards throughout home
- Ceiling fan with light kit at family room and master bedroom
- Rounded sheetrock corners at impact areas
- Choice of designer interior wall paint
- Wood shelving & hanging rods in closets
- Clothes rod & shelf at utility room
- Telephone jack CAT5 prewire at family and master bedroom
- Cable TV jack prewire at master bedroom, family and game room (per plan)
- Crown molding at entry, dining room (per plan) & master bedroom

Kitchen

- Flat-panel kitchen cabinets with 36" upper cabinets with decorative crown moulding
- Frigidaire slide in gas range, dishwasher & space saver microwave
- 4 designer LED disk lights
- Granite kitchen countertops with square edge & ceramic tile backsplash
- 50/50 stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

Customer Service

- Ten-year structural warranty
 - Pre-start, pre-sheetrock & pre-move-in orientation meeting with construction manager
- 5.1.2024

Engineering & Safety

- Guardian certified (visit: www.guardiancertifiedhome.com)
- Professionally engineered & designed post-tension foundations
- Professionally engineered framing design
- Numerous third-party inspections throughout construction process
- LP Top Notch Premium Subfloor
- Pressure treated sole plate & Borate termite treatment
- Front & rear coach lights*
- Smoke detectors interconnected in beds & halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Deadbolt locks on exterior doors

Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Granite countertops with square edge & white porcelain drop-in sink
- Choice of ceramic tile shower surround at all baths
- Chrome bath faucets, paper holders, and shower trim
- Separate tub & shower with garden window at master bath
- Dual vanities at master bath

Flooring

- Vinyl plank flooring in entry, kitchen, all baths & utility room
- Choice of Shaw carpet over 3/8" pad

Energy Efficiency

- National energy code- third party verified
- 15 SEER Rated HVAC system with environmentally friendly 410A refrigerant
- Honeywell Dehumidifier System
- R38 Blown Insulation with Superior Air Sealing
- Multi-stage Mechanical and Energy Performance Testing
- Fresh air intake system and Honeywell media filter
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell WIFI- enabled programmable thermostat
- 80% LED lighting
- Exhaust vent fans at baths and utility room

Landscaping

- Two 15-gallon shrubs, twenty 5-gallon shrubs and fifteen 1-gallon shrubs in front yard
- 15 pallets of sod

_____ BUYER INITIAL