FIRST AMERICA HOMES A SIGNORELLI COMPANY

Villas Las Flores

Landmark Collection

Included Features

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Exterior

- Masonry on front and side elevations up to the first-floor plate height (per plan)
- 30-year black architectural shingles
- Front elevation gutters only
- Energy efficient vinyl window screens 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 automatic opener
- Covered patio with full light rear door
- 3′ broom finished privacy walk from driveway to entry
- Custom address block
- Choice of Sherwin Williams designer paint and true dual coat exterior paint

Interior

- Lofty ceiling heights at primary living areas (per plan)
- Contemporary Rockport raised panel interior doors with decorative 1×4 casing
- Kwikset brushed nickel finish door hardware
- Textured wall and ceiling finishes
- Decorative wood 1×4 baseboards throughout home
- Ceiling fan with light kit at family room and owner's suite
- Square-edge sheetrock corners at impact areas
- Choice of Sherwin Williams designer interior wall paint
- Wood shelving and hanging rods in closets and utility room
- Cable TV and CAT5 prewire at family room and owner's suite; cable TV prewire in game room (per plan)

Kitchen

- Flat-panel kitchen cabinets with 42″ upper cabinets, to include a cabinet over fridge, crown molding, light rails, and soft close doors and drawers
- Stainless-steel Frigidaire front control slide-in gas range, dishwasher and exterior vented microwave
- 4 designer LED disk lights
- Bullnose edge granite kitchen countertops and choice of ceramic tile backsplash laid straight
- Stainless-steel 50/50 dual bowl undermount sink with garbage disposal
- Chrome single-lever MOEN faucet with vegetable spray
- Elite Dual Stage Water Filtration System with faucet
- Insulated glass panel door at rear entry

Baths

- Elongated water saver commodes
- Bath cabinetry will match kitchen selection and include 36″ tall vanity in the owner's bath, and soft close doors and drawers
- Square-edge engineered stone countertops and white porcelain drop-in sink
- Choice of tile shower surround at all baths
- Chrome MOEN bath faucets, paper holder, and shower trim
- Luxury owner's ensuite with soaking tub, glass shower, and dual vanities

Flooring

- Choice of luxury vinyl plank in all 1st floor common areas
- Choice of Shaw carpet over 3/8″ pad

Engineering & Safety

- Guardian certified (visit: www.guardiancertifiedhome.com)
- Professionally engineered and designed post-tension foundations and framing design
- Trus Joist® TJI® I-joist flooring system
- Third-party inspections throughout construction
- Pressure treated sole plate
- One front coach lamp (per plan)
- Carbon monoxide detector
- Interconnected smoke detectors with battery back-up (per plan)
- PEX water distribution system with main water shut-off
- Copperweld interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Deadbolt locks on front and rear exterior doors

Customer Service

- Industry leading Ten-year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager
- Three hour design appointment with professional designer

Landscaping

- Two 15-gallon shrubs, twenty 5-gallon shrubs and 15 1-gallon shrubs
- Five small hardwood trees
- Full Irrigation and Sod (20 Pallets, and 8 Zones of Irrigation)

Energy Efficiency

- National energy code third-party verified
- 15.2 SEER2 Rated HVAC system
- R38 Blown Insulation with Superior Air Sealing
- Multi-stage Mechanical and Standard 310 Energy Performance testing
- Fresh air intake system and media filter
- Energy-efficient HVAC system designed to meet performance criteria; balanced airflow and proper duct sealing for maximum comfort; humidity control to prevent indoor air quality issues; verified refrigerant levels for safe and effective cooling and heating; lasting performance with minimized wear and energy consumption
- Electric Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation (per plan)
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell Focus Pro WIFI-enabled programmable thermostat
- 80% LED lighting
- Exhaust vent fans at baths and utility room

_____ **Buyer Initial**