



**Robin Pointe - Preliminary AMENITIES LIST**

**10/30/2020**

**Air Conditioning:** A high efficiency HVAC System to match Title 24 spec and MEP plans. 92% High Efficiency furnace, Cooling Unit 14 SEER, 11.7 EER. Ducts sealed and tested to no more than 6% leakage.  
**See plans for Condenser type and location.**

**Appliances:** Brand: KitchenAid with Whirlpool Refrigerator/Freezer  
Standard Finish: Stainless Steel  
Cooktop: 36" 6 Burner Gas cooktop - Kitchen Aid -KGCG506JSS  
Oven/Microwave: Kitchen Aid – 30" KOCE500ESS  
DW: Kitchen Aid - KDTE204KPS  
Hood: 36" Built in canopy style by Zephyr – AK7536BS  
Disposal: I.S.E. Badger 1 – 1/2 hp  
Refrigerator/Freezer: Whirlpool Built-in side by side Refrigerator and Freezer

**Cabinets:** Kitchen: Thermafoil door style "Shaker" pre-finish color In White, drawer guides and concealed euro-style soft close hinges with Chrome nickel bar pulls and drawer guides.  
Island: Same as above  
Master Bath: Same style and finish as Kitchen  
Secondary. Baths: Same style and finish as Kitchen.  
Linens: Same style and finish as Kitchen, (split cabinets receives finished wood top)  
Pantry: Fixed painted shelves  
Laundry: Same as Kitchen/uppers per plan

**Ceramic Tile:** Master Shower Walls: 9' AFF Ceiling / Lath and scratch by DC  
Dal Tile "Largo White" LR94 3 x 16 (or Equal) staggered set. ¼ Round Trim, Shampoo niche.  
Master Shower Floor: Daltile (or equal) Uptown 1 x 1 Hex Mosaics "Carrara"  
Secondary tub Walls: 8' AFF -Dal Tile Largo "L-94 White 3x6" (or equal) straight set

**Countertops:** Kitchen: European Quartz (or Equal) "Storm" – 1 ½" square polished edge detail, backsplash Daltile (or equal) White 3x6 Beveled Rittenhouse, 0190 Arctic White, 50% staggered, full height  
Mstr Bath Countertops, European Quartz "Graphite" (or equal) - square polished edge detail, with 6" splash  
Secondary Baths: European Quartz "Graphite" - (or equal) - flat polished edge detail with 4" Backsplash  
Laundry: European Quartz "Graphite" (or equal)- flat polished edge detail with 4" Backsplash

**Decking:** N/A

**Drywall:** Drywall: 5/8" drywall on ceiling & ½" on walls  
Ceilings: Light Knockdown

Walls: Orangepeel  
 Corners: Bullnose (square @ windows and bi-pass closets)  
 Garages: Finished complete w/ square corners (will be painted)

**Electrical:**

Finish: White  
 Receptacles/Switches: Decora Rocker Style  
 Chimes: Nutone  
 ASHRAE Fans: Nutone  
 Recessed can lights: 6" LED  
 Surface Mount: Closets and Exterior fixtures  
 Undercounter lights: LED  
 Bedrooms: Ceiling outlet for Ceiling Fans & Lite Kits  
 Laundry Room: Per Plans  
 Mud Room: Convenience outlet above base cabinet  
 Ceiling Fans: All fans with light kits  
 Attic: Per local jurisdiction  
 Additional Outlets: Per Plans (Landscape, Future EV, Solar, etc...)  
 Doorbell: Finish to match entry door hardware

**Electrical Fixtures:**

Recessed Can Lights: 6" LED  
 Closets: Surface mount LED  
 Dining Room: Hanging Fixture per plan  
 Exterior: Coach Lights per plans  
 Garage: 4' Fluorescent wrap  
 Address: Lighted surface mount

**Fencing:** Allowance provided

**Finish Carpentry:**

**Base, Casing, Mantels, Molding, Shelving, Window Aprons & Sills**

Base: 4" Round Edge MDF Paint Grade  
 Casing: 2 1/4" 2 Round Edge MDF Paint Grade  
 Crown Molding: 4 1/4" #410 Crown - Entry, Kitchen, Dining, Great Room and Master Bedroom.  
 Stool and Apron: Paint grade on the bottom of each low window opening (except windows in secondary bedrooms, wet and high areas)  
 Pantry: Five shelves @ 16"oc  
 Mantel: MDF Box mantel @ fireplace

**Doors:**

Front: 4-Lite Panel - Single Lite Obscure Glass or per elevations  
 Interior: Two Panel smooth Hollow core throughout  
 Garage to House: Fire Rated - Two panel smooth  
 Exterior: Garage Out Door: Fiberglass - Flush Panel smooth

## **Hardware**

Brand: Kwikset – Ladera Entry handle with Amador lever  
Entry Door: Split Finish / Chrome handle set and hinges  
Interior Doors: Chrome Kwikset Halifax levers with privacy locks at Master Bedroom & Bath, Secondary Baths. All Hinges are Paint Grade.  
Garage out Door: Chrome Nickel lever with deadbolt  
Towel Bars: Moen “Mason” with Chrome finish.  
Toilet Paper Holder: Moen “Mason” with Chrome finish.  
Medicine Cabinets: Zaca Frameless, (1) 36” in Master Bath, (2) 36” in Secondary bathrooms, (1) 36” in Powder Bath.  
Doorbell Button: Chrome

**Closets:** Master Closet to have Double Shelf and Pole on main wall, single shelf and pole on the short walls.  
Secondary Bedroom Shelf & Pole: Painted 3/4” Particle Board shelf with single wood pole.

**Doors:** Front Door: Fiberglass/Composite Paint Grade. Design per plan  
Elevations  
Master Bedroom Closet: Double sided Mirror door.  
Secondary Bedrooms: Match interior Doors

**Fireplace:** Great Room: Per Plans with log set, direct vent, surround to match floor tile With quartz top at hearth to match kitchen

**Fire Sprinklers:** Whole house sprinkler systems with white flat concealed heads in living areas semi concealed @ Garage and Laundry. Trade to verify water pressure and design accordingly

## **Flooring:**

**Carpet:** All Bedrooms and closets, Master Bedroom and closet, to be Carpeted, Shaw’s Simple Times (or equal) color “Feather” or Willow Wisp over 1/2” 6lb padding.  
Bedrooms to receive Shaw PS468 Style 50 over 1/2” 6lb padding

**Hard Surface:** Luxury Vinyl Plank at all hard surface areas other than bedrooms. Provenza - 6’ x 7” rigid core construction with underlayment attached.

## **UPGRADE OPTIONS THROUGH FLOORING CENTER**

**Foundation:** Type: Conventional per plans

**Garage Door:** Door: 16'x 8' / 8' x 8' Sectional metal/glass door to match exterior elevations.  
 Openers: Liftmaster Opener Model 8550 belt drive with 2 button remotes.

**Gutters/Downspouts:** Aluminum 5" ogee gutter in factory colors to blend with fascia color on the horizontal, color to blend with stucco on the vertical downspouts. Tied into area drains

**HERS Rating:** Verify per T-24 report; Minimum Airflow,EER, SEER,Refrigerant Charge, Fan Efficiency, etc..

**HVAC:** High Efficient Gas Furnace located in the Attic, A/C unit per T24. Programmable thermostat.

**Insulation:** QII / Per Title 24  
 Gable end Radiant Barrier as required per T-24

**Landscaping:** Allowance provided.

**Low Voltage:** Central Connection Center (located in Master Bedroom Closet)  
 Structured Wiring for Phone in Kitchen and Master Bedroom  
 Structured Wiring for Data in Kitchen, Great room and all Bedrooms  
 CATV in each Bedroom and Great Room  
 Plasma TV prep in Great Room and Master Bedroom  
 Solar panel prewire  
 See Security for specs

**Stone Veneer:** Per Plans and Color Schemes

**Mirrors:** Master Bath/Powder with frames(Larson Juhl Group C) / Secondary Baths  
 Frameless w/polished edge

**Paint:** Two coats of primer on mill work.Production, after carpet and homeowner tags touch up

|                          |  |
|--------------------------|--|
| Walls:                   | White Shadow - Flat  |
| Ceilings                 | White Shadow - Flat  |
| Interior Doors/Baseboard | Gloss  |
| HVAC Registers           | Flat Black Inside  |
| Closet Shelving          | Enamel   |
| K&B's, Laundry           | Semi Gloss   |
| Garage                   | Painted complete in White Shadow - Flat  |
| Exterior                 | Semi Gloss - Doors, Garage doors, architectural metal,<br>Flat - Fascia, eaves, etc...Flashing and Vents,<br>Stucco Pop outs/accents,Shutters<br>Garage - Included |

**Plaster:**

|                   |                                 |
|-------------------|---------------------------------|
| Finish:           | 16/20                           |
| Color:            | Per color schemes               |
| Manufacturer:     | Omega                           |
| Type:             | 3 coat                          |
| House wrap:       | 2 layers 60 minute, Furr nailed |
| Expansion Joints: | Per Plans                       |
| Eaves:            | Stuccoed                        |

|                |  |
|----------------|--|
| Shutters:      | High Density Foam                      |
| Reinforcement: | Butterflies at windows and doors       |
| Quickflash:    | @ Plumbing and Electrical Penetrations |
| Corners:       | Bullnose                               |

**Plumbing:**

|                 |   |
|-----------------|---|
| Water Heater:   | Navian .97 UEF Tankless water heater system with on-demand recirculation system per T-24  |
| DWW             | ABS/PVC. Roof penetrations to stay clear of Solar PV Array<br>*Include vent pipe on four lots needing force main sewer pump station |
| Water system:   | All Pex run overhead except service from meter to house and wet islands   |
| Angle stops     | LSP Pull Stop   |
| Ice Maker Line: | Recessed box with valve   |
| Gas Outlets:    | Laundry Room and BBQ stub @ rear of house   |
| Hose Bibs:      | Two (2) Per Architectural Plans   |

|                 |        |  |
|-----------------|--------|--|
| <b>Kitchen:</b> | Sinks: | Undermount Stainless Single Compartment - 18GA Cushioned |
|-----------------|--------|--|

|         |   |
|---------|---|
| Faucet: | Moen Align # 5923 Spring Style Hi-Arc Pull Down |
|---------|---|

|                     |                |   |
|---------------------|----------------|---|
| <b>Master Bath:</b> | Lavatory (2):  | Western 188 Square Undermount or similar  |
|                     | Faucet:        | Moen Brantford 8" Widespread 3 Hole Faucet or Similar                           |
|                     | Tub:           | Mirabella Freestanding Acrylic Soaking Tub<br><b>"HIBISCUS" 66" SOAKING TUB</b> |
|                     | Tub Faucet:    | Moen Brantford Chrome   |
|                     | Shower Faucet: | Chrome head   |
|                     | Toilet:        | 1.28 gallon elongated   |

**Secondary Baths:**

|                    |  |
|--------------------|--|
| Lavatory:          | Western 188 Square Undermount or similar<br>Faucet: Moen Brantford Widespread 3 Hole Faucet or similar |
| Tub/Shower Faucet: | Sterling 710 411110 w/ Brantford trim  |
| Toilet:            | 1.28 gallon elongated basin  |

**Laundry Room:**

Recessed washer box  
Sink: Top Set Hi-Gloss White Cast Acrylic  
Faucet: Stainless single lever pull out  
High Fire Severity Zone

**Roofing:**

Roof material and color per color schemes, Modified synthetic underlayment, bird stop, valley metal, wind clips, primary and secondary flashings at plumbing penetrations, Paint exposed flashings

**Security System:**

Wireless Security System Prewire for Keypads at Garage and Master Bedroom. Wireless home automation system, one Keypad at Garage Entry Door

and master bedroom. Infrared sensors and sensor contacts all door openings and all windows. 2 wireless pet immune motion detectors. Programming and demo to homeowner. Monitoring not included.

**Shower and tub enclosures:**

¾" Clear glass door, frameless with Chrome trim and hardware in Master Bathroom.

¼" Clear glass, sliders set on tub, shower with door, trim Chrome in Secondary bathrooms

**Sheet Metal:**

Bath, laundry and kitchen venting including termination and caps, dryer box, eave metal, roof to wall, threshold pans on first floor, etc..per plans

**Stair system:**

Set on a framed 6" curb

|                    |                                  |
|--------------------|----------------------------------|
| Handrail           | PG 9100                          |
| Starter Post       | PG Square w/Pyramid Top and trim |
| Intermediary posts | PG Square w/Pyramid Top and trim |
| Balusters          | PG 5015                          |
| Skirt Board        | N/A                              |
| Kick Board         | PG Standard                      |

**Solar PV System:**

A Roof rack mounted Solar PV system, 2.8kW DC

Solar Array, 8 SunPower SPR A 400 watt white module (Or equal - i.e. LG)

Stanchions to be installed prior to roof dri-in. Broken tiles repaired by roofer at PV Solar Contractors expense.

**Windows & Sliders:**

**White**

High Fire Severity Zone

High Performance Alpine Series 70/80 Vinyl Frames with frames, dual glazed, sola-therm ultra Low E Glass.

Windows with bug 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