



SPECIFICATIONS

INSPIRING GOURMET KITCHEN DESIGNS:

- 30" four burner gas cooktop with Porcelain Spillguard™
- 30" Self cleaning oven with AccuBake® Heat
- 24" Large capacity dishwasher with Durawash™
- 1/2 H.P. continuous feed insulated garbage disposal
- 8" deep dual compartment stainless steel sink with Delta decorator faucet
- Ceramic floor tile standard selections in 17" to 20" sizes
- Knotty Cypress cabinets throughout kitchen with European-style concealed hinge
- Fully tiled back splash

THOUGHTFULLY DETAILED LUXURIOUS BATHS:

- Oversized 5' x 42" whirlpool in master bath with safety switch
- Full width vanities with cultured marble vanity counters
- Full width vanity mirrors
- Double vanity counters with separate sinks in master bath (per plan)
- Acrylic shower with safety glass enclosure in master bath
- Delta bathroom sink fixtures with lever handles, for ease of use
- Designer light fixtures
- Decorator Vitra elongated toilets
- Ceramic floor tile standard selections in 17" to 20" sizes
- Non-skid bath tubs

TRADITIONAL COMFORTS AND GRACIOUS INTERIOR APPOINTMENTS:

- Raised panel, paint grade fireplace mantle in living room
- Vent-less gas fireplace with decorative gas logs included
- Paint grade molding (walls and ceilings as per model)
- Orange peel textured walls and ceilings
- Wood shelving in all closets and pantry
- Choice of carpet styles and colors, all with 3M Scotchguard
- Air conditioning vents in all bathrooms and walk in closets
- Upper cabinet in laundry room with drip rod
- Tray, sloping and coffered ceilings (per plan)
- Decorator style door and cabinet hardware
- Choice of select interior paint colors
- Sherwin Williams flat latex paint
- 5" wide wood floors with select colors (per plan)
- Decorative light fixtures
- Smooth finish, raised panel interior doors with 3" colonial casing
- Elegant recessed ceiling in master bedroom (per plans)

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SPECIFICATIONS cont'd.

SPECIAL DESIGNED EXTERIOR FEATURES:

- Real plaster stucco
- Spacious covered rear porches with broom swept concrete floors
- 35 year warranty architectural shingles with fungicide
- Custom mill front doors (per plan)
- Multiple water hose bibs (per plan)
- Luxurious landscape package for front yard
- Sod in front yard
- Vinyl insulated windows (Low-E) with vinyl brick mould (per plan) for wood window look
- Anodized wall and closure flashing
- Electric garage door with raised panel
- Two remote control garage door openers
- Exterior paint color choices with anti-fungal additives

ELECTRICAL SPECIFICATIONS AND INTELLIGENT HOME TECHNOLOGY:

- Cable television outlets in all bedrooms, office, computer desk and living room
- Individually wired (home runs) telephone outlets in all bedrooms, office, computer desk and kitchen with individual upgraded Category 5 wire
- Recessed lighting in kitchen and living
- Electric door chime
- Weatherproof exterior electric GFI outlets
- Energy efficient 50-gallon gas quick-recovery water heater
- 200 AMP service
- Ceiling fan pre-wiring in all bedrooms and living room
- Programmable digital thermostat
- Smoke Detectors throughout home
- Pre-Wired for alarm for all doors, windows and key pad

CONSTRUCTION STANDARDS:

- Professionally engineered post tension slab 3,000PSI foundation
- Wirsbo water system
- Sherwin Williams exterior acrylic flat paint
- Soil is pre-treated for termite protection at the slab foundation
- R-13 wall insulation and R-30 ceiling insulation
- Water proof sheetrock around all showers and tubs
- Pressure point control valve on all showers to minimize the chance of scalding

Continuing a policy of constant research and improvement, Alvarez Construction Co., Inc. reserves the right of price, plan, or specification change without notice or prior obligation. Artist's renderings may show optional features. Please consult your sales Representative and refer to the Construction Agreement to determine which Features and Specifications are included in your home.

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