

**Standard Features and Allowances for *Sevano Collection*
at the Estates of Santa Monica**

STRUCTURAL

Dryvit Acrylic synthetic DPR Stucco some plans **with accent**
Trusses or conventional framing per plan
12" overhangs, per plan
Foam-sealed doors and windows
Finger joint or conventional studs
2x6 @ 16" oc studs on exterior heated walls
2x4 @ 24" oc studs on interior walls
Heavy Composition roof per plan (Varies based on elevation) *
R-23 fiberglass insulation on exterior heated walls
R-44 blown insulation in ceilings, where permitted
Pex plumbing system (or equivalent)
1-year Builder warranty
2/10-year Home Builder's warranty
Termite prevention treatment or Treated Sole plates
2500 minimum PSI concrete/monolithic engineered foundation
9ft ceilings and or vaulted lower level (per plan)

GENERAL FEATURES & ALLOWANCES

42" elongated contemporary style fireplace
Carpet*: stain resistant with 3/8" 5.5 lb. pad, (recyclable fibers)
Nook*: Ceramic Tile, 12x12 or std. selection
Entry*: Ceramic Tile, 12x12 or std. selection
Dining Room*: Carpet (if separate or formal)
Electrical: 2 outside garage lights, Honeywell Tuxedo home
prewire for CAT5, Phone jacks, TV and camera wire
220v to dryer & range
Lighting: **Standard Nickel or ORB** (per builder selection with
CFL Bulbs)
Overhead lighting in secondary bedrooms
Ceiling fan in Great Room (Rough-In in Living Room, Pre-wired
for ceiling fan in Master Bedroom
Highly Efficient Tankless Hot Water Heater
Garage Door: roll-up sectional steel, insulated **flat panel** pre-
wired for opener
Low-E Windows: vinyl Alenco® or PlyGem
R6 or better insulated ductwork where necessary
(Varies per plan and design)
HVAC: 15 SEER** system rating refrigerated air
Electronic ignition 95% AFUE** gas forced air heating
Reflective Roof Decking for heat reflection
Caulk & sealed sole plates
Door hardware: Better Built or **EZ set Set** Antique Nickel knobs
Security system: Basic System & Pre-Wire for Automation
Landscaping*: front yard xeriscape or combination- with auto
drip system (set per package)

BATHS

Garden Tub & Separate Shower with **smoked glass** (Master
Bath)
Cultured marble surrounds in tubs & shower
A cultured marble vanity top with **squared contempo design**,
two sinks (some plans)
Acrylic or Vikrell white tubs, with your choice of cultured
marble or standard tile (hall baths)
Full overlay Shadow Box vanities, **Floating**,
Ceramic Tile, 12x12 or std. standard pattern Selection floors
Low-water-consumption, elongated commodes
Chrome towel rings and bars
2-handled brushed chrome Moen faucets

KITCHEN

Stainless steel sink
Moen chrome Faucet Single lever w/sprayer for low water use
Range: GE® **Stainless Steel** Gas
Microwave: GE® **Stainless Steel**
Dishwasher: GE® **Stainless Steel**
Disposal: 1/3 HP, builder's choice brand
Countertops*: **Granite Level 1***
Backsplash: Full tile backsplash 12x12 or std. selection
Cabinets: Ash, or Poplar Raised Panel, arch-style uppers or
Drop **panel Full overlay**, with zinc, European style hidden
hinges (choice of one stain Color*)
Flooring Ceramic Tile, Level 1 or std. selection *

PAINT & TRIM

Choice of Wall Paint: (Moderate White, Practical Beige,
Shadowbox or **Desert Dune**) (semi-gloss in kitchen & baths)
Exterior paint: choices of builder's color schemes
Front Door: 8 0 Fiber classic with Accent Color on AR
Garage Door: Painted to match stucco color
Garage finish: sheetrock, tape, texture and paint
Interior trim: **Drop panel, composite doors**, Finger joint pine or
1"x4" fiberwood base and casing, Snowball White Only.
Utility room: Shadow box utility cabinet and hanging rod
Smoked glass window inserts on stairs. (**optional metal
available**)

IMPORTANT NOTES: (1) On 2 Story Plans, handrails are
stained same as kitchen cabinets. 1/2 **wall trim caps in the
Sevano collection 2 stories**). (2) When Optional interior
exposed beams are installed, they are stained with the same
stain as cabinets, however, stain colors vary with species.
**(3) Subdivision CC&Rs will dictate certain items such as
fencing, roof, façade, a/c location and other requirements,
which will take precedence over this addendum.**

REAR YARD FENCING: Block walls along property with wing
fencing connected to rear of garage location on both sides.
(2) 3' gate which builder reserves the right to tie onto existing
walls

"C" and "A" elevation choice: Includes these changes unless
otherwise specified: Roof "positive slope" (where applicable) fall
ceiling truss design. Metal canales, and when chosen optional
kiva-style fireplace same as exterior. (**Manufacturer's five-year
roof warranty strictly enforced**)

**Any deviation from the above features or allowances must
be approved by the builder and processed through the
original contract document or change order, subject to cut-
off date. Builder reserves the right to substitute items of
like and comparable quality if necessary.**

***All Casita options for electrical, appliances, cabinets,
lights, or any other décor selections are specified on
separate addendum.**

****All items are from builder's selection & suppliers and may
vary per plan**



Purchaser

Date

Purchaser

Date

**** Energy Savings Including percentage for SEER, stated or written, are from the Manufacturer or other sources and not the builder or agents. Your actual savings will vary upon conditions.**