



Standard Features: Escondido's Ranch Collection

Interior Features

- Your Choice of 3 Interior Paint Colors
- Squared Doorways
- Squared Corners
- Single Hung Vinyl Windows w/Low E Glass (No Divided Lights)
- 6 Phone, TV or Data Drops for a 3 Bedroom House (2 additional drops for each additional bedroom)
- 9' Ceilings Throughout
- Ceiling Fan w/Light Kit in Every Bedroom
- Ceiling Fan w/Light Kit in Family Room
- Coffered Ceiling w/Special Lighting in Master Bedroom
- 4 LED Pancake Lights in Master Bedroom
- Your Choice of Nickel or Black Light Fixtures
- Your Choice of Nickel or Black Hardware
- Your Choice of Nickel or Black Plumbing Fixtures
- Your Choice of Tier 4 Vinyl Flooring Everywhere (except bedrooms and closets)
- Riverside Style Interior Doors
- Orange Peel Texture on Walls and Ceilings
- 4 LED Pancake Lights in Family Room
- Minimum of 2 Specialty Ceilings
- Your Choice of Entry Light (Chandelier)
- Your Choice of Dining Light (Chandelier)
- 5 1/2" Craftsman Baseboards
- Upgraded Carpet Pad in Bedrooms and Closets
- Your Choice of Tier 4 Carpet in Bedrooms and Closets
- Your Choice of 36" Electric or 36" Gas Fireplace w/ Your Choice of Tile Surround & Your Choice of Mantle
- Your Choice of Color for Your 2" Faux Wood, Ultimate Privacy Blinds

Exterior Features

- Sod and Sprinkler in Front and Back Yards
- 7' Cedar Fence w/ Metal Posts
- 18' x 8' Garage Door w/ 2 Openers and Key Pad
- Front and Back Porch LED Pancake Lights
- Your Choice of 1 – Tier 4 Brick for Fully Bricked Exterior
- Your Choice of 1 – Tier 4 Stone for Accents
- Stucco and Batten Board Accents (per plan)
- 2 Exterior Faucets (1 in back, 1 in front)
- 2 Exterior Electrical Outlets (1 on porch, 1 on patio)
- Spot (Flood) Light Over Garage Door
- Your Choice of 2 Exterior Paint Colors (plan specific)
- 30 Year Shingles
- Covered Porch/Patio (per plan)

Kitchen Features

- Your Choice of Paint Grade or Stain Grade Cabinets
- Your Choice of Cabinet Style
- Craftsman Mod at Top of Cabinets
- Full Extension 100-Pound Drawer Guides
- Quality Frigidaire Appliances in Stainless (Gas) Built-in Single oven w/ Built-in Microwave, 36" Gas Cooktop, Multi-cycle Dishwasher, Garbage Disposal, Double Fridge/Freezer w/ Water Connection
- Vent Hood Vented Outside
- Your Choice of Granite or Quartz Countertops
- Your Choice of 1 or 2 Tier Bar
- Your Choice of Tier 4 Backsplash
- Your Choice of Kitchen Sink
- Pull Out Kitchen Faucet
- 4 LED Pancake Lights Minimum
- Your Choice of Pendant Lights (2)
- Under Cabinet Lights
- Trash Can Pull Out, Spice Rack and Paper Towel Drawers

Bath Features

- Paint Grade Cabinets w/ MDF Insert Panel Doors
- Your Choice of Cabinet Style
- Linen Cabinets (per plan)
- Full Extension 100-Pound Drawer Guides
- Granite or Quartz Counter Tops w/ 4" Backsplash
- White, Square, Undermount Vanity Sinks
- 1 Sink in Hall Bathroom
- 2 Sinks in Master Bathroom
- Large Mirror Over Each Vanity Sink and Knee Space
- Bootzcast Tub w/ 12x24 Tile Surround in Hall Bath
- Soaker Tub w/ 12x24 Tile Surround in Master Bath
- Walk-in Shower w/ 12x24 Tile Surround in Master Bath
- Your Choice of Vanity Light

Convenience Features

- Automatic Garage Door Opener
- Concrete Address Sign
- Cluster Mailboxes
- 50 Gallon Gas Water Heater
- Gas Furnace
- Pull Down Attic Stairs

Buyer (1): _____ Date: _____

Buyer (2): _____ Date: _____

Seller: _____ Date: _____