

Alamo Estates

Heritage Collection

Included Features

[FirstAmericaHomes.com](https://www.FirstAmericaHomes.com)

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Exterior

- Masonry on front and side elevations up to the first-floor plate height (per plan)
- Two-car side entry garage (per plan)
- 30-year black architectural shingles
- 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 pre-wire for automatic opener
- 10' X 10' broom finished concrete rear patio
- 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 1x4 casing
- Kwikset brushed nickel finish door hardware
- Textured wall and ceiling finishes
- Decorative wood 1x4 baseboards throughout home
- Ceiling fan with light kit at family and owner 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 pre-wire at family and owner suite, cable TV pre-wire in game room (per plan)

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
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation
- 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

Kitchen

- Flat-panel kitchen cabinets with 42" upper cabinets
- Stainless steel Frigidaire slide-in gas range, dishwasher and exterior vented microwave
- 4 designer LED disk lights
- Square-edge granite kitchen countertops and choice of ceramic tile backsplash laid straight
- Stainless-steel 50/50 dual bowl drop-in sink with garbage disposal
- Chrome single-lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

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 fifteen 1-gallon shrubs in front yard
- Ten pallets of sod
- Seven small Oak trees

Flooring

- Choice of luxury vinyl plank in entry, kitchen, baths and utility room (wet 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
- Third-party inspections throughout construction
- Pressure treated sole plate
- Front and rear coach lights*
- 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
- Front and rear exterior door deadbolt locks

Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Square-edge granite countertops and white porcelain drop-in sink
- Choice of tile shower surround at all baths
- Chrome Delta bath faucets, paper holder, and shower trim
- Enhanced owner's ensuite with soaking tub, glass shower, and dual vanities

_____ Buyer Initial