

DESCRIPTION

Single story- 2 car attached garage

FOUNDATION

Steel reinforced engineered post tension foundation. 3000 PSI concrete.

FRAMING

Building framing walls, ceiling joists, plates, doors and windows headers and all load bearing materials as determined by licensed Structural Architect. All materials are treated lumber.

EXTERIOR

Brick, and partial hardi-planc materials. Some stone details and shutters can be available at an extra cost. Front elevation may vary.

ROOFING

Composite shingles 25 years Owen's Corning brand roofing shingles installed over 15 pounds felt. Galvanized metal flashing and step up flashing where required. All roof jacks installed as per code.

WINDOWS

All windows are double insulated glass vinyl frame windows. Low E, installed over Tyvek tape protected edge and sealed with expanding foam insulation.

EXTERIOR DOORS

Front door is 3ft by 6' 8" tall metal door. Garage to the house door 2'8" by 6'8" tall metal insulated door. House to back exit 2'8" by 6'8" metal insulated door. Garage door standard metal door 16' x 7'. Remote control not included but available for purchase.

PLUMBING

All sewer lines and vents are schedule 40 PVC. All water supply lines are CPVC installation as per code. (1) 40 Gallons gas water heater installed in the garage. Master bathroom toilet elongated. Secondary bathroom round toilet. Electrical and gas dryer.

CABINET INSTALLATION

Stain grade cabinets with 36" upper cabinets in the kitchen with wide crown molding.

Solid door and drawer front. Thermo protected material over shelves, backing and bottom of drawers. Engineered box with wood skin.

SHELVING

Pantry, laundry and closets with paint grade shelving.

COUNTER TOP

Granite installed in the kitchen counter top and bathrooms counter top. Granite with drop in sink installation oval shape white porcelain in master bathroom and hall bathroom. Kitchen under mount standard shape double stainless steel sink.

MIRRORS AND SHOWER DOOR

All mirrors are installed over vanities approx. 42" tall. Master shower door is partial framed glass. Hall bathroom curtain rod supplied.

HARDWARE

All doors knobs standard silver brushed / polish nickel

FLOORING AND WALL TILES

Porcelain flooring installed in partial foyer, breakfast area, kitchen, pantry, laundry, kitchen back splash, bathrooms, shower and tub walls. One standard tile for the entire house.

Bedrooms, hallways, living room and closets are carpet with ½" pad.

APPLIANCES

Brand name appliances: GE, Frigidaire and/or Whirlpool. Finish: carbon steel and/or stainless steel. Stove, dishwasher and microwave.

Gas stove. Gas/wood burning fire place. Ice maker installed in the kitchen. Garden tub in master bathroom, steel porcelain tub in hall bathroom. Moen and/or Delta fixtures. 1/3 HP Badger garbage disposal. Stainless steel kitchen sink. Nickel faucets polish finish in bathrooms and brushed in kitchen.

ELECTRICAL

Breaker box service panel, Amps installation and circuits as per code. All electrical fixtures and ceiling fans are brushed nickel. Ceiling fans: master bedroom and living room. Others are wired and blocked. TV in master bedroom and living room. Phone in kitchen and master bedroom. Smoke detectors as per code.

HVAC

Ducts and flexible ducts are as per code. Metal walls and ceilings registers. (1) thermostats with electronic digital control timers. 14 SEER A/C and Heating TRANE brand 4 tons. Gas furnace.

INTERIOR TRIM

Interior doors are 6'.8" tall doors. Smooth hollow core 2 panels with approx. 2 1/2" colonial door casing and 3 1/2" colonial baseboard. Crown molding in foyer ceiling.

PAINT APPLICATION

Sherwin Williams brand. Flat finish on walls - Ceiling, closets, garage and pantry white. Choice of an extra color for all other interior walls. Trim satin finish. Exterior walls oil base exterior primer - Latex semi-gloss exterior enamel - 1 color

INSULATION

Exterior walls insulated with R-15 batt. Slope ceiling R-19. Flat ceilings R-38. Sealed fire rated attic access doors. Poly cell spray foam around all exterior doors and windows. Foil back duct work rated R-6 throughout. Weatherization measures around the slab.

DRYWALL

Gypsum sheetrock material approved by City code installed in all interior walls. Taped, floated and light textured. All corners are with metal edge. All shower and tub walls are installed with hardi-backer concrete sheathing where needed.

98 FORDLAND ESTATES DR – DAYTON TX 77535

INSULATION INFORMATION

R-13 BATTS IN THE EXTERIOR WALLS
R-19 BATTS IN THE ATTIC WALLS
R-19 BATTS IN THE DECKED/SLOPED CEILINGS
R-30 BLOWN IN OPEN CEILINGS
R-30 BATTS IN THE DEAD SPOTS
R-30 BLOWN INSULATION IN THE BALANCE OF THE EXPOSED CEILINGS
POLYCEL AND BAFFLES AS REQUIRED
FOAM SEALANT AND VENTILATION BAFFLES