



Rinnovo Properties LLC

We build the house you love coming home to

rinnovotx.com

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Rinnovo Properties and Renovations LLC. is a custom home builder with over 17 years experience building and renovating homes.

We provide all required permits from start to finish. We believe that an excellent foundation is the most important part of the build. While many other companies will sacrifice quality using pier and beam or post tensioning slab systems, our foundations are ALWAYS Engineered monolithic slabs local local hill country engineering firms that perform all applicable pre condition soil test and pre-pour inspections. We handle all Architectural Control and Approval.

Allowances on Custom homes are as follows: Front door, Flatwork (per site conditions), Cabinets, Granite Countertops, Flooring, Bath and Shower Walls, Light Fixtures, Plumbing Fixtures, and Appliances.

MATERIALS AND SPECIFICATIONS

Foundation: Engineered rebar reinforced, concrete foundation with Licensed Engineering with soil test and pre-pour inspection.

Structure: Framing @ 16" O.C., All Ceiling Joists & Rafters @ 16" O.C., 9ft. high plates throughout house. Main level all to 10 ft height, Framing meets Southern Building Code. Framing, Electrical, Plumbing, and A/C Mechanical all 3rd Party Inspected.

Exterior: Hardi-cedar plank Siding, Hardi trim and fascia as per Plans, all decking and railing is pressure treated and fastened with anti corrosion deck screws.

Roof: 30-Year Owens Corning Dimensional Composition Shingle installed over synthetic membrane.

Front Door: 7' ft Insulated Woodgrain fiberglass Craftsman

Exterior Doors: Insulated steel rear door to patio and garage to stairway.

Windows: Vinyl double pane, low-E, single hung tilt in windows (white), Lower half screens with color matching frame.



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Insulation: All conditioned interior spaces are insulated with sprayed in thermal barrier open cell foam as follows at 3.7 R value per inch.
Exterior walls 3.5 inches open cell foam equating to R-12 or greater
Roof Deck of Living area 5.5 inches open cell foam equating to R-20 or greater
(all electrical and plumbing protrusions of ceiling and floor plates, window and door frames are polyfoam sealed)

Garage Doors: Raised Panel (2) 10'x8' non-insulated, steel garage door, with Lift-master ® opener and two remotes, included garage side key pad.

Deck Railing: (Cattle panel insert with treated lumber structure) between treated support post (Railing only when required).

Grading and Landscape: side and rear Sandy Loam soil with 2000 sq ft of sod, side and rear yards directly over drip field, grading at 10ft. from foundation to provide positive drainage and 5' around walks and driveway.

Driveway: As per plan

Irrigation: N/A

Septic System: Our septic systems are Maxx air Aerobic drip system and engineered around planned hardscape, and include a three year service contract, three year license to operate, and new system orientation with septic installer.

HVAC: Engineered Lennox Merit Series 15.5 Seer Heat Pump, with Honeywell Programmable Thermostat. R-6 Duct board supply and return plenums, with R-6 flex duct supply and returns

Plumbing: Installation of plumbing, sewer, drain, waste and vent; hot and cold-water distribution system (PEX or matching) overhead and the installation of the plumbing fixtures according to code.

Kitchen Sink: Single bowl Undermount 32 inch.

Master and Secondary Bathroom Sinks: Vessel's and Pedestal in upper level bathroom



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Disposal: In Sink Badger V, 1/2 HP. Switch on wall or Push Button Air Switch depending on sink location.

Kitchen Faucet: Single Handle Pull Down, (Chrome).

Water Heater: One (1) 50-gallon electric water heater with expansion tank per code.

Water Softener: Pre-plumb only. Water softener not provided.
Hose Bibs: Two (2) included

Master Bath Shower Faucet: (Venetian Bronze or Matte Black,

Master Bath Vanity Faucet: (Matte Black).

Secondary shower full floated and membrane : Bronze, Matte Black, or Brushed Nickel).

Secondary Vanity Faucet: (Chrome, Bronze, Matte Black, or Brushed Nickel).

Electrical: Lighting and electrical walkthrough provided for lighting and electrical placement.

Switches: Rocker Style;
Ceiling Fans: Block and Wire at Living Room, Bedrooms.

Recessed Cans: LED Recessed Can Lights.

Garage Lights: Multiple zone Can lights

Smoke Detectors: One (1) inside every bedroom, One (1) in each hall.
Combination Smoke/CO2 detectors Dryer: 220V Outlet, 4-prong.

Data Wiring: Combination Cable TV and Cat6 Data plates to each bedroom and Living Room.

Electrical Service: 200 AMP service. Underground or Overhead Service are dependent on, but not limited to; Budget,

**Neighborhood Restrictions, Electrical Service
Provider and Lot Conditions.**

Under Cabinet Lights: Under cabinet lights provided in kitchen.

Lighting: LED Lighting throughout.

Drywall: 1/2" walls and 1/2" green-board in bath tile areas.
Ceilings: 5/8" standard

Corners: Rounded including window returns unless Square requested.

Texture: Monterey Knock-Down

Paint: Sherwin Williams

Exterior: Sherwin Williams; Two (2) colors; Acrylic (eggshell finish).
Interior Walls and Ceiling: Sherwin Williams; Prime and Finish Coat
(Latex eggshell). Ceiling is Pure White (Latex Flat).
(Garage all eggshell for easy clean)

Interior Trim and Doors: Sherwin Williams; Prime and Finish Coat
Acrylic (Semi-gloss). One (1) Color. Barn door entering master bath.

Cabinets: Sherwin Williams; Paint Acrylic (Semi-gloss) and
Stain and Sealer (Satin).
Closet Rods: Sherwin Williams; Sealed

Interior Walls: Insulation placed at all baths and utility for sound reduction.
Ceilings: R-38 Blown insulation at ceiling joists (excludes garage).

Moisture Barrier: Tyvek House Wrap. Windows receive moisture barrier
adhesive wrap.

Roof Decking: OSB 7/16"

Flooring: Engineered Rigid Vinyl plank

Bath Tile: Master Shower Floor pebble, floor and shower walls tiled, 2nd bath floor Tiled, Bath
tub walls subway tiled.

Kitchen Backsplash: Mosaic, Kitchen only, Island wrapped in ship-lap

Interior Trim: Colonial or pine Trim

Interior Doors: 6'8" Cheyenne raised panel hollow core



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Window Trim: Windows trimmed in common areas. Window sill with deco under crown at each window.

Baseboard: 3-1/4" pine (no MDF)

Door Casing: 2-3/4" Pine (no MDF)

Shelving and Closets: All solid wood stringers and plywood shelving with supports.

Cabinet Hardware: Chrome, Venetian Bronze, Matte Black or Brush Nickel, Knobs or handles.

Cabinets: Custom made solid wood cabinets. Paint or Stain Grade Cabinets. 42" Uppers. Drawers at Kitchen Island. Standard Refrigerator Cabinet.

Door Hardware: Kwikset Brand

Front Door: Kwikset Smart Key, (Arlington Signature Series) or (Chelsea Signature Series). Venetian Bronze, Matte Black or Satin Nickel.

Exterior Doors: Kwikset Smart Key with dead bolt. Venetian Bronze, Matte Black or Brush Nickel.

Interior Doors: Kwikset Brand Privacy Locks on Master Bedroom, Master Toilet, and 2nd Bath. Passage on all other doors except for any double doors. Bronze, Matte Black or Brush Nickel.

Door Hinges: Venetian Bronze, Matte Black or Brushed Nickel

Bath Towel Bars, Hand Towel Rings, and Paper Holders: Venetian Bronze, Matte Black, Brushed Nickel, Chrome.

Glass and Mirrors: Custom Dimension Mirrors.

Granite: Level 1. All Solid Surfaces. Pencil Edge and Round Corners. Vessel porcelain in master and second baths.

Appliances: Oven: Samsung Stainless Steel Single Oven / Electrical Range.
Microwave: Samsung Stainless Steel mounted over Range.
Dishwasher: Samsung Stainless Steel
Refrigerator: Samsung Stainless Steel side by side w/ water and ice.

Warranty Supplied.

Rinnovo Properties reserves the right to change the Materials and Specifications as needed.

DAVID ECKERT
Rinnovo Properties LLC

BUYER DATE

BUILDER DATE

BUYER SIGNATURE

BUILDER SIGNATURE