



MATT POWERS

custom homes & renovations



23310 Vista De Tres Lagos

Lot: 44 Block: 2 Section: 1
MacKenzie Park - Tres Lagos
11/26/14

CONSTRUCTION SPECIFICATIONS

OWNER: FOR SALE

TEXAS STATE LICENSED DESIGNER: Kevin Young Designers, Inc.

STRUCTURAL ENGINEER: Eric L Davis Engineering, Inc.

GEOTECH: Geoscience Engineering and Testing, Inc.

GENERAL DESCRIPTION: TWO-STORY, FIVE BEDROOM, FOUR FULL BATHS, ONE HALF BATHS, ONE – TWO-CAR GARAGE, ONE ONE-CAR GARGAGE, STUCCO VENEER with BRICK AND STONE DETAILING

LIVING SQUARE FOOTAGE: 5097

COVERED SQUARE FOOTAGE: 7247

* All square footages per architectural plans

Specifications provided by builder as a courtesy to any potential buyer.
Changes may have occurred during construction.

Matthew S. Powers

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STRUCTURAL and SYSTEM SPECIFICATIONS





SITE PREPARATION:

- ⌘ Site work performed per the soil and structural engineer specifications


FOUNDATION:

- ⌘ Foundation plans designed and engineered by a State of Texas Licensed Professional Engineer
- ⌘ Post-Tension cable designed foundation
- ⌘ 3000 psi concrete
- ⌘ Foundation is inspected by a representative of a State of Texas Licensed Professional Engineer


WOOD CONSTRUCTION (FRAME and CORNICE):

- ⌘ Structural plans designed and engineered by a State of Texas Licensed Professional Engineer
-  ⌘ Advanced framing methods designed to increase energy efficiency and reduce waste - ladder T's, open corners, insulated headers, and other methods may be incorporated
-  ⌘ Treated base plate - sill seal at all exterior walls to increase energy efficiency
-  ⌘ Walls studs 16" o.c. - u.n.o.
-  ⌘ PEST CONTROL - Borate based termiticide applied during framing construction to 3' above foundation
- ⌘ Joist and rafters 16" o.c. - u.n.o. (size and bearing condition to be determined by span), minimum 2x6 #2 SYP material
- ⌘ Roof deck material - 7/16" OSB with spacing plywood clips at every joint
- ⌘ Sheathing - 7/16" OSB with House Wrap
- ⌘ Floor joists - Designed to be an engineered product system specific to this home
- ⌘ Sub floor - 1-1/8" Advantech tongue and groove (glued, nailed, and screwed)
- ⌘ Exterior trim, fascia board and soffit - James Hardie cement board

INSULATION:

- ⌘ Exterior walls of living area - insulation type – Open cell foam
 - 2x6 wall - 5.5" = R-19+ value
 - 2x4 wall - 3.5" = R-13+ value
- ⌘ Underside of roof decking area - insulation type - Open cell foam, 8.0" = R-26+ value
- ⌘ Garage ceiling with living space above and overhang (cold floors) - insulation type - Open cell foam, 5.5" = R-19+ value
-  ⌘ Base plates, windows, doors, and other areas insulated and sealed with expanding foam polyseal or caulking - to prevent air leakage

PLUMBING:

- ⌘ Tankless closed combustion natural gas water heaters
-  ⌘ All hot water supply lines insulated throughout the home
- ⌘ Schedule 40 PVC waste and vent pipes - thermoplastic roof jacks
- ⌘ Gas lines - black steel pipe
- ⌘ CPVC water supply lines
- ⌘ Water Meter - 3/4" size
- ⌘ Main Water Service Line - 1" PVC

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- ⌘ Fixtures and tubs
- ⌘ Fire sprinkler system is not included

ELECTRICAL:

- ⌘ Specifications per 2011 National Electric Code
- ⌘ Service - up to 300 amp electrical service w/ inside panel
- ⌘ 14 Ga. Copper wire minimum for interior circuits
- ⌘ GFCI breakers where required (wet areas, garage, exterior)
- ⌘ Ceiling fans - each location blocked and pre-wired (1 switch - fan/light)
- ⌘ Under-Cabinet Lighting - rough-in with separate switch in Kitchen and Butler's Pantry
- ⌘ Floor outlets
- ⌘ Irrigation system - outlet located inside Garage to meet electrical code
- ⌘ Smoke Detectors - as required by code - line voltage with battery back-up
- LEED** ⌘ Combination Smoke and Carbon Monoxide detectors - installed at 1 per each 1000 sq. ft., minimum 1 per floor, 1 per attic, 1 located at garage entrance to house
- ⌘ Kitchen backsplash outlets - strip plug type located underneath upper cabinet
- ⌘ Decora style switches and standard outlets
- ⌘ Decorative Light Fixtures
- ⌘ General Light Fixtures -
- LEED** Recess Cans - LED bulb included, white trim with white baffle
- Ceiling Fans -
 - Interior - 52" Supra by Minka fan only - Diva fan speed control - Energy Star
 - Exterior - 52" Sundance by Minka fan only - Diva fan speed control - Energy Star
- Under-Cabinet Lighting - Xenon light fixture
- Garage Lights - 4' fluorescent
- Exterior Flood Lights - 2-bulb shielded
- ⌘ Generator - not included
- LEED** ⌘ Solar Ready - Interduct from panel to attic space - ready for future solar panel installation

HEATING, VENTILATION, AIR CONDITIONING:

- LEED** ⌘ Each air conditioning and heating system is designed to meet specific requirements of the house
- LEED** ⌘ Amana condensing units (or equivalent) 16 SEER system
- LEED** ⌘ Two-speed condensers
- LEED** ⌘ Closed combustion - Natural Gas furnaces - 95% efficient
- LEED** ⌘ High efficiency media air filter at each unit - MERV 11 rating
- LEED** ⌘ Fresh Air intake integrated into system design
- LEED** ⌘ Jumper ducts or separate returns at all bedrooms - to allow air circulation with closed doors
- LEED** ⌘ Thermostat - fully programmable with humidity control - see Home Automation
- LEED** ⌘ Energy Star rated 80 CFM exhaust fans at all bathrooms and utility rooms - vented to outside

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- ⌘ R6 flexible ductwork and mastic duct sealant at all connections to meet Texas Energy Code

HOME AUTOMATION, SECURITY, and LOW VOLTAGE WIRING:


- ⌘ HOME AUTOMATION - HAI Platform
 - 6 Lighting Control Dimmer Switch locations - for LED bulb fixtures
 - 2 RC-2000 Omnistats - Learning Thermostats
 - Fully programmable to control temperature and humidity - operate from your device
- ⌘ SECURITY
 - 2 HAI Keypads - integrated into HAI Platform
 - Contact all Doors
 - Contact all operable Windows
 - 1 Glass Break Detector at Master Bath
 - 2 Overhead Garage Door Contacts - integrated into HAI Platform
 - 1 Interior Wall Mount Siren
 - Battery Back-up
 - Pre-wire - 2 Motion Detectors
 - Pre-wire - 3 Keypad locations total
- ⌘ LOW VOLTAGE WIRING
 - Phone, Data, Audio, and Video wiring specified in room locations following D-mark Location for Service Provider
 - 1 Weather Proof Box to include -
 - 1 CAT 5E Data
 - 1 CAT 5E Phone
 - 2 RG 6 Coax
 - Pre-wire 4 Camera locations
 - 1 UStec UX-100 Rough-in Can with UX-430 Panel Cover
 - 1 UStec 8x4x10 Phone/CATV Module

CENTRAL VACUUM:

- ⌘ Not included

EXTERIOR SPECIFICATIONS

WINDOWS:

- ⌘ Aluminum - RAM - MI 2700 - Thermally broken
- ⌘ Color selection - Bronze
-  ⌘ Double pane, Low E 366 insulated glass - fixed and operable per plan
- ⌘ Screens - Mesh type at all operable windows

EXTERIOR DOORS:

- ⌘ Front door – Style and details per plan
- ⌘ Entry Gate – Style and details per plan, iron
- ⌘ Game room, Pool Bath, Guest Retreat, Breakfast, Master Retreat hallway - Fiberglass one-lite clear glass, rot resistant jamb, integrated threshold
- ⌘ Garage Porch, - Fiberglass half-lite clear glass, rot resistant jamb, integrated threshold

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ROOFING and GUTTERS:

- ⌘ GAF Timberline HD - Limited Lifetime composition shingle
 - Color selection - Weatherwood
 - 15# felt underlayment
 - Closed valleys
 - Step-flashing where required
- ⌘ Gutters - Full rain gutters - Ogee profile with round down-spouts
- ⌘ Chimney Caps - Decorative metal fireplace chimney caps







EXTERIOR VENEER:

- ⌘ Stucco - 3 part conventional installation
 - Band details per plan
 - Sherwin Williams Conflex coating applied as final color product
- ⌘ Natural Stone - Details and design per plan locations
- ⌘ Exterior Ceilings -
 - Exterior grade drywall - finished, textured, painted
 - Entry Porch and Garage Porch - Wood 1x6 V-groove
- ⌘ Paint - Sherwin Williams Superpaint - satin finish
 - Trim Color - Fascia, soffit, porch ceilings
- ⌘ Address Plaque - Dark bronze, 3" tall numbers

PAVERS and FLOORING:

- ⌘ Locations and design per site plan
- ⌘ Paver standard selection
- ⌘ Flooring - Entry Porch
 - Brick
- ⌘ Flooring - Garage Porch, Lanai, Pavilion, Summer Kitchen
 - Stained concrete

LANDSCAPING and FENCE:

-  ⌘ Professionally designed landscape plan
-  ⌘ Plants, turf, beds, hardscape, full irrigation
-  ⌘ Plants and turf to be a native mix drought-tolerant species
-  ⌘ Plants spaced minimum of 24" from foundation
-  ⌘ Irrigation system with programmable timer and rain sensor
-  ⌘ Rain water drainage system - designed to properly move water away from the foundation and conform to Community Guidelines. Must be maintained.
 - ⌘ Perimeter fence and gates
 - ⌘ Courtyard drainage system to include two ground drains and integral gutter downspout connections

POOL:

- ⌘ Not included - underground utilities routed for future installation

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INTERIOR SPECIFICATIONS

FLOORING:

- ⌘ Wood Floors
- ⌘ Tile Floors
- ⌘ Carpet – Green Label+ manufactured

PAINTING and DRYWALL:

- LEED** ⌘ All Paints and sealant products categorized as Low VOC - reducing toxic chemicals released into the air
- ⌘ Interior Paint - Sherwin Williams Superpaint - flat - all interior walls and ceilings
- ⌘ Interior Enamel / Trim Paint - Sherwin Williams - Pro Classic - semi-gloss
- ⌘ Texture - All walls and ceilings - light rolled texture
 - Skip trowel wall finish at locations defined in Interior Room Specifications
- ⌘ All ½" drywall with 5/8" drywall at garage and under stairs
- ⌘ Round sheetrock corners
- ⌘ Duraroc board (or equivalent cementitious product) at shower walls
- ⌘ Caulking - Sherwin Williams Premier 950 - 50 year

MILLWORK, TRIM, CABINETS:

- ⌘ Cabinets and built-ins - custom designed and job-built per plan locations by carpenter on-site
- ⌘ Cabinet doors - overlay type - manufactured
- ⌘ Interior doors - 8' tall, 1-3/8" thick - Two-panel square or arch-top - Solid core Masonite or knotty alder - paint grade jambs
 - Door type defined in Interior Room Specifications
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Baseboard - 2 piece 8" - MDF material - paint grade
- ⌘ Door Casing - 3" with profile - paint grade
- ⌘ Shoe mould - at all hard surfaces
- ⌘ Windows - 3 sides drywall with wood sill
- ⌘ Closets - custom designed and built with shelving and metal rods to maximize convenience and storage

COUNTERTOPS:

- ⌘ Solid surface tops
- ⌘ Solid surface 4" splash at Master, Powder, Utility, Pool Bath, Bath 3, 4, 5
- ⌘ Wood countertop at Master closet chests
- ⌘ Includes standard edge profile
- ⌘ Includes all under mount sinks

MIRRORS and SHOWER DOORS:

- ⌘ Mirrors - polished edge to door height
- ⌘ Shower Doors -
 - Master Bath - frameless style shower enclosure, match plumbing finish - 8' height
 - Pool Bath - semi-frameless shower enclosure, match plumbing finish - 8' height
 - Bath 3, 4, and 5 - shower rod for owner's curtain

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TILE at SHOWERS and BACKSPASHES:

- ⌘ Wall tile at showers and tub-shower combos to 8' height
 - Built-in recessed soap box at each shower location
 - Built-in seat at Master and Guest shower locations
- ⌘ Floor tile at showers - over mudset pan with vinyl liner
- ⌘ Backsplash at Kitchen
- ⌘ Shower Wall Areas treated with anti-fracture waterproofing membrane

FIREPLACES:

- LEED** ⌘ Great Room
 - 42" Pre-fabricated Direct Vent natural gas unit with sealed glass front and gas log set
 - Mantle and surround - flush hearth
- ⌘ Pavilion
 - 42" Pre-fabricated wood burning Stainless Steel fireplace
 - Mantle - Decorative wood beam as shelf

INTERIOR ROOM SPECIFICATIONS

FOYER:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - skip trowel - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Light fixtures – hanging fixture

GREAT ROOM:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - skip trowel - painted
- ⌘ Base - 8" tall - painted
- ⌘ Ceiling mould - wood beams (3) - stained
- ⌘ Sheetrock openings - radius corners - painted
- ⌘ Light fixture - recessed cans and ceiling fan
- ⌘ Low Voltage Wiring -
 - 2 RG 6 Coax/1CAT 5E Data
 - Pre-wire 5.1 Surround Sound
 - 1 1.5" Interduct for future expansion
- ⌘ Fireplace - see FIREPLACES specifications

STUDY:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Doors - stained alder one light
- ⌘ Light fixture - recessed cans and ceiling fan
- ⌘ Low Voltage Wiring -
 - Pre-wire 2 Speakers / 1 Volume Control - CAT 5E

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1 RG 6 Coax/1CAT 5E Data
1 CAT 5E Phone/2CAT 5E Data

POWDER ROOM:

- ⌘ Floor – Tile
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door - two-panel square(or arch)-top solid-core - stained alder
- ⌘ Light fixture – wall sconce lights and recessed can lights
- ⌘ Mirror - see MIRRORS and SHOWER DOORS specifications
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - paint grade
 - Finish - painted
- ⌘ Counter-top – Solid surface with standard edge, 4" splash, and under-mount bowl

MASTER RETREAT:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door(s) - two-panel square(or arch)-top solid-core - Alder
- ⌘ Light fixture - recessed cans and ceiling fan
- ⌘ Low Voltage Wiring -
 - 1 RG 6 Coax/1CAT 5E Data
 - 1 CAT 5E Phone
 - Pre-wire 2 Speakers / 1 Volume Control - CAT 5E
 - 1.5" Duct to Head End location

MASTER BATH:

- ⌘ Floor -Tile
- ⌘ Walls and Cathedral Vault Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door(s) - two-panel square(or arch)-top solid-core - Alder
- ⌘ Light fixture - recessed cans and wall sconce lights
- ⌘ Low Voltage Wiring -
 - Pre-wire 2 Speakers / 1 Volume Control - CAT 5E
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - paint grade
 - Finish - painted
 - Drawers - Full extension
 - Drawer stack at each sink
- ⌘ Mirror - see MIRRORS and SHOWER DOORS specifications
- ⌘ Counter-top – Solid surface with standard edge, 4" splash, and under-mount bowl
- ⌘ Closets - Custom designed for efficient use of space - painted
 - Built-in chest of drawers with wood top
 - Fixed shelving

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Metal clothes rods
Track lights
Carpet flooring

GUEST SUITE:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling – Sheetrock, finished – painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door - see EXTERIOR DOORS
- ⌘ Door(s) - two-panel square(or arch)-top solid-core - Alder
- ⌘ Low Voltage Wiring -
 - 1 RG 6 Coax/1CAT 5E Data
 - 1 CAT 5E Phone

GUEST BATH:

- ⌘ Floor - Tile
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door - two-panel square(or arch)-top solid-core - Alder
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - paint grade
 - Finish - painted
 - Drawers - Full extension
 - Drawer stack at each sink (if space allows)
- ⌘ Mirror - see MIRRORS and SHOWER DOORS specifications
- ⌘ Counter-top – Solid surface with standard edge, 4" splash, and under-mount bowl
- ⌘ Closet - Custom designed for efficient use of space - painted
 - Built-in stack of shelves (if space allows)
 - Fixed shelving
 - Metal clothes rods
 - Lighting - Ceiling mount 2 bulb compact fluorescent light

GALLERY:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - skip trowel - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Sheetrock openings - radius corners - painted
- ⌘ Light fixtures - recessed cans

DINING ROOM:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Sheetrock openings - radius corners - painted
- ⌘ Light fixture - recessed cans and hanging chandelier

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- ⌘ Low Voltage Wiring -
Pre-wire 2 Speakers / 1 Volume Control - CAT 5E

BUTLERS PANTRY:

- ⌘ Floor -Wood
- ⌘ Walls and Ceiling - Glass walls with sheetrock ceiling
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Light fixtures - recessed cans and under-cabinet
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - maple, alder, or paint grade
 - Finish - painted or stained
 - Drawers - Full extension
 - Upper cabinets - 42" tall
- ⌘ Counter-top – Solid surface with standard edge

KITCHEN:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - skip trowel - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Light fixtures – recessed cans and chandelier
- ⌘ Low Voltage Wiring -
 - 1 CAT 5E Phone/1CAT 5E Data
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - maple, alder, or paint grade
 - Finish - painted or stained
 - Drawers - Full extension
 - Upper cabinets - 42" tall
 - Trash can pull-out by sink
 - Drawer stack in base cabinets
- ⌘ Counter-top – Solid surface with standard edge
- ⌘ Backsplash
- ⌘ Appliances
 - Viking 48" Refrigerator - Stainless Steel
 - Viking Pro 48" Range - all gas - Stainless Steel
 - Hood Vent Liner- Stainless Steel - job-built cabinet surround
 - Viking Pro Microwave with 30" trim kit - Stainless Steel
 - Bloomberg Dishwasher - Stainless Steel

BREAKFAST ROOM:

- ⌘ Floor - Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - skip trowel - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Light fixtures – chandelier

POOL BATH:

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- ⌘ Floor – Tile
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door - two-panel square(or arch)-top solid-core - stained alder
- ⌘ Light fixture – wall sconce lights and recessed can lights
- ⌘ Mirror - see MIRRORS and SHOWER DOORS specifications
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - paint grade
 - Finish - painted
- ⌘ Counter-top – Solid surface with standard edge, 4" splash, and under-mount bowl

GAME ROOM:

- ⌘ Floor - Carpet
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Light fixture - recessed cans and fan
- ⌘ Low Voltage Wiring -
 - 1 RG 6 Coax/1CAT 5E Data
 - 1 CAT 5E Phone
 - Pre-wire 5.1 Surround Sound
 - 1.5" Duct for Projector

UTILITY ROOM:

- ⌘ Floor – Tile
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door - two-panel square(or arch)-top solid-core - Alder
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - paint grade
 - Finish - painted
 - Drawers - Full extension
- ⌘ Counter-top – Solid surface with standard edge, 4" splash, and under-mount bowl
- ⌘ Light fixture - 4' cloud fluorescent

SIDE FOYER:

- ⌘ Floor – Wood
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Light fixtures - recessed cans
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - paint grade
 - Finish - painted

GARAGES:

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- ⌘ Door - Fire-rated - two-panel square(or arch)-top solid-core - painted - self-closing hinges
- ⌘ Overhead Garage Doors - Clopay - insulated, steel, pre-finished, Ultra Grain - stained wood finish
- ⌘ Garage Door Opener - installed at each door - sized per door manufacturer
- ⌘ Floor - Epoxy coated concrete floor - Standard color selection
- ⌘ Base - 6" tall - painted

STAIRS:

- ⌘ Treads - Wood - red oak - stained
- ⌘ Risers and Skirt - Wood - painted
- ⌘ Hand rail and Newel Posts - red oak - stained
- ⌘ Balusters - iron - standard selection
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Light fixtures - recessed cans

BEDROOM 3, 4, 5:

- ⌘ Floor – Carpet
- ⌘ Walls and Ceiling – Sheetrock, finished – painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - flat ceilings only - paint grade
- ⌘ Door - two-panel square(or arch)-top solid-core - painted
- ⌘ Light fixture - recessed cans and ceiling fan
- ⌘ Low Voltage Wiring -
 - 1 RG 6 Coax/1CAT 5E Data
 - 1 CAT 5E Phone

SECONDARY BATH AREAS:

- ⌘ Floor - Tile
- ⌘ Walls and Ceiling - Sheetrock, finished - painted
- ⌘ Base - 8" tall - painted
- ⌘ Crown mould - 5" cove type - paint grade
- ⌘ Door - two-panel square(or arch)-top solid-core - painted
- ⌘ Cabinetry - Custom designed and built-in by trim carpenter
 - Material - paint grade
 - Finish - painted
 - Drawers - Full extension
- ⌘ Mirror - see MIRRORS and SHOWER DOORS specifications
- ⌘ Counter-top – Solid surface with standard edge, 4" splash, and under-mount bowl
- ⌘ Tub walls – Tile (Bath 3,4, 5)
- ⌘ Light fixture – wall sconce lights and recessed can lights
- ⌘ Closet - Custom designed for efficient use of space - painted
 - Built-in stack of shelves (if space allows)
 - Fixed shelving
 - Metal clothes rods
 - Lighting - Ceiling mount 2 bulb compact fluorescent light
 - Carpet flooring

PAVILION:

- ⌘ Light fixture - ceiling fan and recessed cans

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- ⌘ Fireplace - see FIREPLACES specifications
- ⌘ Low Voltage Wiring -
Pre-wire 2 Speakers / 1 Volume Control - CAT 5E

SUMMER KITCHEN:

- ⌘ Counter-top – Solid surface with standard edge, 4" splash
- ⌘ Appliances
Coyote 36" Grill with sear rotisserie - Stainless Steel
- ⌘ Light fixtures - recessed cans

In the event of a conflict or discrepancy between the Contract, the Specifications, and the Plans; the Contract, the Specifications and then the Plans shall prevail, in that same order.

10 year warranty provided by ACES - see warranty manual for various lengths of specific warranties.

Title policy by purchaser. Purchaser pays discount points, closing fees, and expenses.

Possession of home after closing and funding.

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