

JJS CUSTOM BUILT HOMES, INC. SPEC SHEET -11509 ALLISON CT.

4600 sq ft.

Plumbing:

CCPV, Flowguard Gold

Tankless Hot Water heater in attic

Sinks:

Kitchen- undermount Farmhouse sink- white porcelain

Baths- undermount china bowls

Fixtures:

Kitchen -Moen –builder’s choice

Baths- Moen-Oil Rubbed Bronze-Builders choice

Tubs:

Master bath – 5 ft tub w jet system

Toilets:

All elongated bowls

Windows:

Vinyl double pane low E glass

Roofing:

30 year high profile shingle- Color: Weatherwood

Techshield roof decking

AC and Heat:

1 5 ton unit, 14 seer with filter media for downstairs

1 3 ton unit

R-8 duct, Programmable thermostats

Insulation:

Exterior walls R-13

Vaulted ceiling/attic knee wall R-19

Flat ceiling R-30

Attic R-30

Polycel sealant windows and doors

Garage Doors:

2 - 16x8 Carriage Style metal doors insulated (per plan)

2 garage door openers included

Exterior Veneer:

Brick on all 4 sides w/ extensive stone accents

Tyvek wrap on exterior walls

Painting:

Sherwin Williams paint

Interior wall/ceiling- Latex, all one color on walls and ceilings to be selected by buyer

Trim-Semi Gloss Enamel- white on doors, trim and crown molding

Countertops:

Granite-up to Level 9-Kitchen, all baths, art niches, laundry room and outdoor kitchen

Floors:

Tile: Pantry, Utility, Mstr bath, Hall bath and powder room –allowance up to \$5/ft. installed

Hand scraped wood: Foyer, Study, Living room, dining room, bedrooms, first floor game room and kitchen-allowance up to \$7 ft installed

Carpet: upstairs game room media room per plan- selections to be made at All Floor and More-33418 Egypt Ln-Ask for Jason -832-934-2688

Fireplace: 1 Floor to ceiling stone fireplace w/ gas logs in house and 1 on patio

Appliances:

Kitchenaid Stainless Steel -includes 25 cubic foot side by side stainless refrigerator.

Landscaping: sprinkler system and sod in front yard, sides and 20 ft from rear of home-beds with landscape rocks in front

Home Warranty: 10 year limited warranty thru Aces Builders Warranty
