

VALUE BUILDERS, INC.

PRESENTS

Parkwest, Conroe, TX

LUXURY DUPLEXES

SPECIFICATIONS

EXCAVATION	Foundation to be engineered and inspected prior to pour by foundation engineering company.
FOUNDATION	Engineered Post Tension foundation uniquely designed per lot.
EXTERIOR WALLS & MASONRY	2"x4" SPF studs 16" on center with 2"x4" pressure treated bottom plates. Featuring brick, stone, and 7/16" fiber cement siding. Exterior trim and fascia to be 2"x4" sub fascia with 6" rough fiber cement fascia or equal. Soffits to be 1/4" vented fiber cement or equivalent.
ROOF AND CEILING FRAME	Conventionally framed roofs. Floor trusses used on all second story floors. All roofs have radiant barrier energy saving decking.
ROOFING:	7/16" O.S.B. with ply clips; 15# felt, fiberglass asphalt shingles, 26 gauge metal flashing. 25-year warranty on shingles.
DRYWALL	1/2" sheetrock on walls, 5/8" on ceilings. Ceiling and walls to be Monterey Drag or Orange Peel texture.
DECORATING	Interior walls to be flat latex wall paint. Interior trim and doors to be latex base semi-gloss. All exterior to be acrylic satin finish. A minimum of two (2) exterior colors with deco front door color and two (2) interior colors.
WINDOWS	Vinyl frame with Low 'E3' glass.
DOORS AND TRIM	Interior doors are 5-panel smooth riverside with 1"x4" trim and base boards throughout.
EXTERIOR DOORS	Insulated metal.
PATIO DOORS	Metal 1/2 lite with integrated miniblind.
FRONT DOOR	6-panel fiberglass door.

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FLOORING	FHA approved carpet. 24 oz. 100 % PureColor™ Solution Dyed BCF Polyester fiber, with a five (5) year limited warranty, over 1/2", 6# pad. Tile in all wet areas as per plan. Tile wood planks to be used in living, dining and kitchen areas.
CABINETS	Cabinets to be pre-finished with flat panel doors and 42" uppers where possible.
COUNTERTOPS	Kitchen tops to be 2cm granite with designer tile backsplashes
KITCHEN SINKS	Builder line 30" x 16" stainless steel with Peerless chrome plated two handle and spray or equal.
REFRIGERATORS	Stainless Steel
LAVATORIES	Cultured marble tops with built in bowls
WATER CLOSETS	Universal Rundle regular rim in white or equal.
FAUCETS	Peerless or equal, double handle 4" spread (brushed nickel or oil-rubbed bronze).
WATER HEATER	40 gallon electric water heater.
SECONDARY BATHS	Fiberglass tub and shower unit with brushed nickel single lever or equal.
MASTER BATH	Glass framed walk in shower with designer tile.
HOSE BIBS	Two per side.
APPLIANCES	Stainless Steel GE or equal. Slide in electric range, microwave and vent combination, 1/3 hp disposal and dishwasher.
HVAC	Overhead duct air distribution system. Energy efficient Trane or equal air conditioner with a minimum SEER of 14. Ten (10) year compressor warranty with customer registration. Electric outlet and vent provided for future dryer.
ELECTRICAL	Wiring will be to all applicable National and City Codes including 220V to dryer. Block and wire for 4 ceilings fans, 1 telephone, 4 cable TV outlets, exterior lighting at front/back/side porches and garage per side. Standard garage outlets are GFI and will not operate a refrigerator or freezer.
HARDWARE AND LIGHTING	Upscale lighting package in brushed nickel or oil rubbed bronze.
GARAGE FINISH	Ceilings and walls will be sheet rocked, textured and painted with flat paint.
SHELVING	MDF shelves with wood closet rods.
INSULATION	Exterior walls and cold walls to be R-13 fiberglass batts. Attic flats to be R-38 blown fiberglass. Vaults to be R-22 fiberglass batts.

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DRIVES, WALKS, PATIOS

Driveway to be 4" broom finished concrete.
Walks will be 3' wide, broom finished concrete. Patios and stoops are broom finished concrete.

FINISH GRADING &
LANDSCAPING

Grade to divert water from house. 3 zone irrigation system per side with luxury landscaping and grass in backyards. Front yards feature low maintenance xeriscape lawns using 1" to 2" river rock. 6' wooden privacy fencing on sides and rear includes rear divider between left and right side with one gate per side.

WINDOW TREATMENTS

Mini-blinds on all windows and half-lite exterior doors with blinds.

WARRANTY

Builders Warranty includes 10-year on structure/foundation and a 1-year on Plumbing, Electrical, HVAC, Lighting, appliances, garage door/openers, floor coverings, and roof (damages caused by acts of nature or negligence is not warrantied).

All changes to plans must be requested in writing and paid for prior to implementation by Builder.

MISCELLANEOUS

* Builder has the option to substitute products that are equal to or better than those outlined on the specification sheet without prior notice due to changes and product availability.

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