



KLH Custom Homes

Features and Specifications

8 Lacosta Dr

Construction

Site Built Construction
Engineered Post Tension Foundation
3000 PSI Concrete Foundation
Engineered Poured Piers under foundation
Anchor bolt plate anchoring system
7/16" OSB sheathing on exterior walls
Borate or Green Treated base plate material
Plate foam underlayment
Laminate Power Beams per plan
Techsheild Roof Decking, 7/16"
30 Year Algae Resistant "Weathered wood" shingles (Tamko or Prestique)
15# and 30# roof felt
Techsheild Sheathing on west facing walls
Tyvek brand home wrap
R-44 blown attic insulation
Low "e" double pane vinyl windows
Ridge and Air Hawk attic vents
Brick and Stone Elevation
Hardiplank Exterior Trim
Perforated Soffit where applicable
½" drywall walls and ceilings w/ spray texture
5/8" drywall garage walls and ceilings
Finger-jointed 2.5" baseboard trims in garage

Exterior

Aluminum Garage doors
Garage door openers
Multi-Zoned sprinkler system
Sodded and landscaped lawn
Stained lap board ceiling on front porch, upper and lower rear patios
Attic storage area with 2 walk through accesses with easy access to water heater and furnace
Sherwin Williams Exterior Paint (1 or 2 Colors depending on elevation)
Hose Bibs per plan
GFI outlets at front and rear porches
Flood lights at rear

Mechanical:

Pex supply line plumbing
Gas Tankless water heater
12 and 14 Gauge electrical wiring throughout home
14 Seer HVAC unit
Flex Ducting throughout

Interior Features:

Travertine tile in master bath, shower, and tub surround
Tile in Secondary baths, vanities, tub, and toilet area
Tile in entry, powder bath, utility, kitchen, living room and breakfast areas
Frieze carpet in all other flooring areas with ½" pad, builder spec.

Single crown mould in study
1X6 MDF with PM5 Baseboards (or equivalent), Finger-joint 1x6 (replacing MDF) in areas per plan
3.5" Door Casing
5.5" Window sills with 3.5" casing
Rounded sheetrock corners

Straight corners on windows
Antique bronze door knobs
Standard door stops
2 Panel doors (interior)
TV and Phone in bedrooms and study

3 Color Sherwin Williams Paint Scheme
French door to study
Laundry sink and cabinet area in Utility room
Ceiling fans in all bedrooms
Walk in shower in master

8 foot leaded glass mahogany front entry door, builder spec
Gas log fireplace
Electric and gas service to dryer
Standard smoke and carbon monoxide detectors
Doorbell with chime

Room By Room Detail

Kitchen/ Breakfast:

Granite Counter Tops
Double bowl stainless sink
Stainless Steel Moen Faucet
Pantry closet with 5 shelves
Stainless appliance package
Under-counter lights
54" Upper, Std. Lower, Cabinets, Painted
Can lights in kitchen
1 hanging light over breakfast area
1 Full-lite fiberglass exterior door

Master Bedroom:

4 Can lights
1 ceiling fan with separate light and fan switching
TV and Phone connections
Dual crown molding on ceiling
Double doors to bath
Wood tile Flooring

Master Bathroom/ Closet:

Travertine flooring in bath, carpet in closet
Travertine floor and walls with soap niche in shower
6' tub
Dual vanities
Dual, 3 light, vanity lights
Can lights per plan
Elongated Toilet
2 Towel bars 24"
2 Towel rings
Dual 8" Moen Faucets ORB finish
Moen Tub Faucet
Moen Shower Trim and Head
Master shower tile per plan
Can bulb lights in closet
Master closet design by builder (includes rods, shelves, and shoe racks)
Dual Chest and shelves

Utility:

Electric connections for dryer
15x15 utility sink (or equivalent), stainless undermount
Moen Chrome Laundry Faucet
Granite Counter top
Travertine Tile flooring
Upper and lower cabinets and room for freezer

Bedroom 2 and 3

TV and phone connections (1 each)
Closet with rods and shelves
Ceiling fan with light kit, separate switches
Carpet flooring

Secondary Baths

Granite countertops
Undermount sinks
Moen Faucet ORB (4")
Painted base cabinets
Vanity light over sink
Elongated Vortens Commode
Vikrel tub
Moen shower trim
Towel ring in vanity areas
24" Towel Bar where applicable

Powder Bath

Vortens Elongated Commode
Furniture cabinet, sink with Moen fixture
Towel Ring
Custom Cut mirror
Tile flooring

Dining Room

Wood tile flooring
Dual crown mould
1 Hanging light fixture

Living Room

Wood Tile Flooring
Cedar Mantle
TV and phone connection on wall
36" gas log fireplace
Single crown mould
4 can lights
1 ceiling fan with separate switches
Oak treads/ painted riser stairs
Box newel stairs with iron balusters

Study

Wood tile flooring
French style door
TV and phone connection
Ceiling fan with light and fan switches
4 can lights
Large walk in closet
Full Bath for optional bedroom

Options

Options will be priced by builder and buyer will approve in writing and pay for with certified funds.

Builder

Date

Buyer

Date