

VALUE BUILDERS, INC.
PRESENTS

Heritage Hills Estates
Venus, TX 76084

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-facia 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. Engineered floor systems 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. 25-year limited manufacturer's warranty.
DRYWALL	1/2" sheetrock on walls, 1/2" 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 ½ lite with integrated miniblind.
FRONT DOOR	6-panel fiberglass door.

FLOORING	FHA approved carpet. 24 oz. 100 % PureColor™ Solution Dyed BCF polyester fiber, over a ½” 6# pad. Five (5) year limited manufacturer’s warranty. Highland Hills Luxury Rigid Core Plank Flooring to be used in living, dining, kitchen, and bath areas. Twenty five (25) year limited manufacturer’s warranty.
CABINETS	Cabinets to be pre-finished with flat panel doors and 36” uppers where possible.
COUNTERTOPS	Kitchen tops to be 2 cm granite with designer tile backsplashes.
KITCHEN SINKS	Builder line 30” x 16” stainless steel with Peerless chrome plated two handle and spray or equal.
LAVATORIES	Cultured marble tops with built in bowls
WATER CLOSETS	Round bowl 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 designertile.
HOSE BIBS	Two per side.
APPLIANCES	Stainless Steel Whirlpool 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 limited manufacturer's warranty. 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.
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. Multi-zone irrigation system per side with luxury landscaping and grass in front and backyards. 6' wooden privacy fencing on sides and rear includes rear divider between left and right side with one gate per side. Trashcan screen provided on each side
WINDOW TREATMENTS	Mini-blinds on all windows and half-lite patio doors with blinds.

WARRANTY

Value Builder's, Inc.'s 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 are not warranted).

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.