



## **BUILDER SPECIFICATIONS**

**ADDRESS: 25715 SPOTTED SANDPIPER**

### **1. FLOOR SELECTIONS**

Staircase/Landings	PURE SPC MAX LVT Treads Color TBD
Living/Dining/Kitchen	PURE SPC MAX LVT Color TBD
Bathrooms	Porcelain Tile Color TBD
All bedrooms, closets and common areas	PURE SPC MAX LVT Color TBD
All Balconies, Patios, Porches	Treated Wood -Painted or Natural

### **2. DOORS & WINDOWS**

Plygem White Vinyl Impact Glass  
8' Fiberglass 1 Lite Impact Glass  
Polo doorknobs -Brushed nickel by Kwikset

### **3. INTERIOR TRIM WORK**

6" base board throughout  
8' 2 panel Paint Grade doors throughout  
4" casing on all door jambs  
4" casing at living room windows  
Oak 4075 Newel Posts with oak railing  
2" x 2" Painted Wood Spindles  
8" Shiplap at Dining, 2<sup>nd</sup> Floor Master bedroom headwall, Powder vanity wall, Island front  
PROMAR 400 Interior Latex Paint by Sherwin Williams- 2 colors  
Semi-gloss oil-based enamel

### **4. KITCHEN & BATHROOM COUNTERS**

2 cm quartz counters with 2" flat edge  
Stainless undermount single basin sink  
Cut outs for two under mount white rectangular sinks in master bath  
Cut outs for under mount white rectangular sinks at guest bathrooms  
Back Splash 4x12 white subway tile

### **5. CABINET SELECTIONS**

Venus Shaker Style White factory-built paint grade  
Cabinet hardware - BN pulls & knobs

### **6. STANDARD STAINLESS STEEL APPLIANCE PACKAGE**

Whirlpool Range	WFE320M0JS
Maytag Dishwasher	MDB8959SKZ
Whirlpool OTR Microwave	WMH31017HS
Whirlpool Refrigerator	WRS321SDHZ



## **7. BATHROOM SELECTIONS**

### **Master Bath & Toilet**

#### **Vanity**

Double Vanity  
2cm Quartz  
Moen Dartmoor, Glyde, Eva, or Brantford Chrome faucet for each sink  
Single multi-light fixture over each sink

#### **Shower and Floors**

4x12 Ceramic Tile shower surround  
1" x 1" ceramic tile mosaic shower floor

#### **Misc**

12x24 or Hexagon porcelain floors  
Elongated toilet (Ivory)  
Chrome-Towel ring, towel bar & TP holder

#### **Powder Room**

36" Furniture Style Vanity Cabinet  
2cm quartz top  
Rectangular white under mount sink  
Chrome lav faucet  
42" Mirror  
Single multi-light fixture over mirror  
Elongated toilet (Ivory)  
Chrome-Towel ring & TP holder

#### **Guest Bathrooms**

Venus Shaker Style White factory-built paint grade  
Cabinet hardware - BN pulls & knobs  
2cm Quartz  
Rectangular white under mount sink  
Chrome lav faucet  
42" Mirror  
Single multi-light fixture over mirror  
Elongated toilet (Ivory)  
Chrome-Towel ring & TP holder  
Metal Tub (Ivory)  
12x24 Porcelain Floors  
4x12 Ceramic Tile Shower Surround



#### **8. FAUCETS SELECTION**

Moen Chrome Dartmoor, Glyde, Eva, or Brantford.  
8" at Master Baths  
4" at Guest Bath  
8" at Powder Bath  
Single Faucet at Kitchen and Utility

#### **9. LIGHTING FIXTURES**

Chrome Kichler Options: Winslow, Crosby, Joelson, and Gibson

#### **10. PLUMBING**

PEX Plumbing System  
(2) 40 Gallon Electric Water Heaters  
City of Galveston Water

#### **11. ELECTRICAL**

150-amp circuit breaker electrical panel  
Built-in security system with central station capability  
Individual electric, water & gas meters  
Per plan AMP load  
Alarm wiring for 2<sup>nd</sup> floor accessible openings  
Optional-surround sound wiring for living room  
Ceiling fans in all bedrooms and living area.  
Recessed lights throughout per plan.  
Individual electric, water and gas meters  
Electric dryer connections, washer connections

#### **12. HVAC**

Heating - Electric  
Carrier 14.5 SEER 5Ton with Coastal Coating  
Honeywell Manual T-Stat  
R-8 Flex Duct  
Media Filter  
Fresh Air



#### **14. EXTERIOR**

Entry porch with Hardie soffit  
8' Front Door – 1 lite Impact Glass  
Metal Accent Roofs  
Hardie Exterior Covered Patio ceilings  
Hardie Board front elevation  
Hardie Board sides and rear elevation  
A-100 Satin Exterior Paint by Sherwin Williams- 2 colors  
(2) Single Car Garage Doors with openers  
Concrete per plan under the house  
Outdoor Shower per plan  
Horizontal 1x6 treated screening per plan  
Owens Corning True Definition Duration 130 MPH Shingles  
Concrete Driveway per Site Plan

#### **15. ENERGY EFFICIENCY & INSULATION**

Open Cell Foam Insulation at Exterior Walls and Rafters  
Closed Cell Foam Insulation at 1<sup>st</sup> Floor Ceiling  
Central heat & A/C, with programmable thermostat  
Plygem White Impact Windows rated for TDI

#### **16. LANDSCAPE**

Sod in remaining areas both front and back yards  
Full irrigation  
10- 5 gallon plants  
5- 10 gallon plants

#### **17. MISCELLENOUS**

**ACES BUILDERS 2-10 WARRANTY INCLUDED IN ALL HOMES**

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