

SPECIFICATIONS

COMMUNITY LAKELAND

EFFECTIVE DATE MARCH 30, 2016

FOUNDATIONS

REINFORCING - POST TENSION
CONCRETE - 2,500 PSI

A/C CONDITIONING

ZONED - PER PLAN
A/C EQUIPMENT - 15 SEER SYSTEM, TRANE
HEAT - 95% EFF. GAS FURNACE
DUCTS - INSULATED FLEX-DUCT
VENT FANS - BATHS, UTILITY IF NO WINDOWS

ENERGY

ATTIC INSULATION - R25
WALL INSULATION - R13
WATER HEATER - ELECTRIC
DRYER - GAS AND ELEC. CONNECTIONS
POLYSEAL - AT ALL OPENINGS AND BOTTOM PLATE
TINTED WINDOWS - YES, DOUBLE PANE INSULATED SUNGLASS

FLAMING

WINDSTORM - BUILT AND INSPECTED PER STATE CODE
STUD SPACING - 16"
SUBFLOOR - 1 1/8" TONGUE AND GROOVE
EXTERIOR SIDING - 7/16" X 9 1/4" LAP HARDI PLANK
CEILINGS - SEE PLANS FOR RAISED AND VAULTED

ROOFING

DECKING - 7/16" OSB
SHINGLES - GAF TIMBERLINE HIGH DEFINITION
FLASHING - GALVANIZED WHERE NEEDED
ATTIC VENTILATION - NONE, SEALED ATTIC
SOFFET VENTS - NONE, SEALED ATTIC

WINDOWS-

DOUBLE PANE TAN FINISHED ALUMINUM, LOW E

PIUMBING

FIXTURES DELTA
KITCHEN - BRUSHED NICKEL, SINGLE LEVER
MASTER BATH - CHROME
POWDER ROOM - CHROME
AUX BATHS - CHROME
UTILITY ROOM - WASHER AND DRYER CONNECTIONS
MASTER TUB - OVAL MARBLE
WHIRLPOOL OPTIONAL \$800
AUX BATHTUBS - STEEL AND PORCELAIN
SHOWER PANS - ACRYLIC
WATER HEATER - 50 GAL.
KITCHEN SINK - WHITE PORCELAIN
SHOWER ENCLOSURES - CHROME WITH CLEAR GLASS
EXTERIOR HOSE BIBS - THREE
SUPPLY LINES - PEX, INSULATED AT EXT. WALLS
DRAIN LINES - PVC

MIRRORS

- 42" PLATE GLASS, BEVELLED EDGE,

MASTER AND POWDER

FIREPLACE

- REMOTE CONTROL, GAS, DIRECT VENTED

MANTLE/SURROUND

- PER FLOOR PLAN/ CERAMIC TILE

PAINT

WALLS - TEXTURED, LATEX

WOODWORK - LAQUER UNDERCOAT, ENAMEL

EXTERIOR - LATEX ENAMEL

TWO-TONE - WALL COLOR CHOICE, WHITE ENAMEL

BRICK

TYPE - U.S. CLAY OR CONCRETE

LOCATION - ALL FIRST FLOOR, PLAN FOR SECOND

TRIM

GARAGE FRONT WALL

INTERIOR DOORS - PROVINCIAL RAISED PANEL, FRENCH

DOORS IN SOME PLANS.

CROWN MOLDING - STANDARD IN FOYER, FORMAL AREAS

CHAIR RAIL - SOME FOYERS, BREAKFAST, AND DINING

BUILT-INS - SEE PLANS FOR BOOKCASES, BOX WINDOWS

CLOSET SHELVES - ENAMELLED, ROUTED EDGE

CLOSET RODS - STAINED WOOD

STAIRS - STAINED OAK HANDRAILS, NEWELLS,

WHITE BALLISTERS

WINDOW STOOLS - POURED MARBLE

EXTERIOR LOCKS - BRUSHED NICKEL, DEADBOLTS

BHP LIFETIME FINISH

INTERIOR DOOR HANDLES - LEVER-STYLE

KITCHEN COUNTER TOPS - GRANITE, OMEGASTONE STANDARD

KITCHEN COUNTER BACKSPASHES - CERAMIC TILE

VAINITY TOPS - MARBLE

WET BAR TOPS - FORMICA

ALL ITEMS LISTED ARE STANDARD
UNLESS NOTED AS OPTIONAL.

CABINETS

SELECTIONS - LIGHT AND DARK MARBLE,
WHITE (\$500) 30" WALL CABS.
42" WALL CABINETS SOME PLANS
CHERRY AND CHURCHILL UPGRADES

MASTER VANITIES - SAME FINISH AS KITCHEN
DOUBLE SINKS

MEDICINE CABINETS ALL BATHS EX. SOME PDRS.

LINEN - OPTIONAL WALL CABINETS

UTILITY ROOM - OPTIONAL WALL CABINETS

HARDWARE - YES, EXCEPT CHURCHILL CABS

FLOORING

CARPET - SCOTCHGUARD, MONSANTO NYLON

ENTRY - CERAMIC TILE OVER 3/8" PAD

KITCHEN - CERAMIC TILE

WET AREAS - VINYL

PORCH - CERAMIC PAVERS

OPTIONS - CERAMIC TILE, MARBLE, WOOD

LANDSCAPE

GRASS - SOD FRONT TO FENCE, NO PLANTING IN REAR,

OPTIONAL SOLID REAR @ \$3.00/SQ.YD.

TREES - TWO 4" PINES

- OAKS OPTIONAL @ \$300 EACH

SHRUBS/BEDS - STANDARD PACKAGE

FENCE - 6' STAINED WHITE FIR AROUND REAR YARD

TO REAR OF GARAGE

PATIO - 10X10 CONCRETE, EXTRA @ \$4.50 /SQ.FT.

MAILBOX - COMMUNITY CLUSTER BOXES

EXTERIOR TRIM

FACIA BOARD - 6' HARDIE

BRICK FREEZE - 1X4

DRIP EDGE - GALVANIZED STEEL

APPLIANCES - WHITE OR BLACK, GENERAL ELECTRIC

RANGE - COOK TOP, WHITE OR BLACK, GAS

VENT - RECIRCULATING ABOVE COOKTOP

OVEN SELF CLEANING WALL OVEN

DISHWASHER - HIGH EFFICIENCY

MICROWAVE - IN WALL CABINET ABOVE OVEN

GARBAGE DISPOSAL - INSINKERATOR BADGER I

ELECTRICAL

WIRE - COPPER

GFI CIRCUITS - KITCHEN, BATHS, EXTERIOR

KITCHEN LIGHTING - RECESSED AND UNDER CAB.

EXTERIOR FIXTURES - ENTRIES, DOUBLE FLOOD REAR

SERVICE SIZE - PER PLAN

UNDERGROUND SERVICE - ALUMINUM

CEILING FANS - OPTIONAL @ \$100, LIGHT KIT @ \$35

CABLE OUTLETS - FAMILY ROOM, MASTER B.R.

PHONE OUTLETS - KITCHEN, MASTER BEDROOM

SECURITY SYSTEMS NONE

GARAGE FINISH

INTERIOR - UNFINISHED, STORAGE SUBFLOOR 3/4"

EXTERIOR - BRICK FRONT, ON FIRST FLOOR,

BALANCE LAP HARDIPLANK

EXTERIOR DOORS

FRONT DOOR - MAHOGANY, OPTIONAL GLASS

OTHER EXTERIOR DOORS - INSULATED FIBERGLASS

GARAGE DOORS - GALVANIZED STEEL

GARAGE DOOR OPENERS - OPTIONAL @ \$370

GUTTERS - OPTIONAL @ \$4.00 PER L.F.

TUB/SHOWER WALLS - CULTURED MARBLE

BATH HARDWARE - CHROME IN MASTER, CHROME ELSEWHERE

TWO TOWEL BARS EACH BATH

STANDARD SELECTIONS AVAILABLE SUBJECT TO

CONSTRUCTION STAGE: BRICK, PAINT, CERAMIC

TILE, VINYL, GRANITE, CARPET

CABINETS, APPLIANCES

INSPECTIONS - MANVEL, WINDSTORM, ENERGY

FOUNDATION ENGINEER, H.O.M.E.

HOME WARRANTY - 10 YEAR, H.O.M.E./R.V.C.

FLOOD PLAIN - NO FLOOD INS. REQUIRED

EJM 10/10/16

Start Date Diagrams

Superintendent/Freddy

11/21/16 7 rev Cervelle Homes

Panel Sheet Karen

Buyer	Eric Meister	Pre Start Selections:	
Address	6714 Davy Crockett Drive Manvel, TX 77578	Brick	Acme Brazos Bend
Job#	8-1477	Ext Paint	
Plan#	254F(R)	Trim	Colony White
Lot#	3	Siding	Colony White
Block#	1	Garage Dr	Colony White
Section#	3	Shutters	Black
Subdivision	Lakeland		
Cabinets	Manchester Espresso	Int Paint	Off White
Appliances	Black w/double ovens	Porch Pvr	Mayflower Red
WINDOW CHANGE:	MBA – see plumbing	Trees	Pines
Lot Premium	Lot 3 Block 1		\$ 15,000.00
Elevation Premium			\$
Garage	4BSFPCB10+G5 w/8 x 7 rear door & 4' stairs	D3,D5	40,800.00
	Tech Shield	3070	500.00
Cabinet Upgrades	Manchester Espresso	3180 D2	500.00
Add'l Concrete/Flatw	\$50 + \$4.5/Sqft Widen driveway to street (298sf)	3760 D6	1,341.00
	Add concrete b/w house & garage & driveway (per jp) – 118sf		\$ 531.00
Add'l Crown Mold/Loc	Add 5.5" crown to FR and gallery hall (76.5')	3805 D2	484.00
Add'l Electrical	Add GFCI outlet to exterior soffitt w/switch @foyer(91)	2810 D6	268.00
	Add separate switch for fans in Family Room	2810 D2	91.00
	Add (1) 30 Amp dedicated tool circuit to gar under stairs	2810 D3	268.00
	Add (1) GFCI to MBA 48" from ceiling @ closet wall	2810 D2	102.00
	Add (3) GFCI to East Garage wall	D3,D5	306.00
Add'l Cable Drops	Add (1) to MBA 48" from ceiling @ closet wall	2810 D2	150.00
Add'l Phone Jack	Add (1) to Barn garage	2810 D5	84.00
Appliances	Double ovens w/microwave over cooktop	3820	\$ 800.00
Back Yard Sod	\$3/Yd		\$
Framing Changes	Replace Mbath entry door with 3-0 door	3805 D2	200.00
	Add 2-8 LH ½ lite door at Master bdrm	3805 D2	500.00
	Move MBR window to centered on rear wall	3805 D2	50.00
	Delete bookcase b/w bkfst & gallery hall	3805 D2	50.00
	Replace side entry door to kitchen with 3-0 door	3805 D2	200.00
	Frame for double ovens	3805 D2	N/C
HVAC Changes	Vent kitchen to outside	3825 D2	300.00
Plumbing Changes	Replace MBA tub w/vanities,move shower to rear wall & expand to 5',move wtr closet across from shower & add linen closet,replace wdw w/4018 transom wdw	2210 D2,D4	550.00
	Change BA3 tub to shower w/glass bypass door	2210 D2	800.00
	Add gas stubout off garage	2790	\$ 300.00
Garage Door Opener:	YES \$605 – Large door	2510	\$ 605.00
Interior Selections:			
Upgrade Entry Door	2/3 Lite Trinity	3520	\$ 385.00
Ceiling Fans	\$135 each (2)FR, (1) each: MBR, BR2, BR3, BR4	3201 D2	810.00
Fireplace Surround			\$
C-Tile Flooring	'A' Kit/bkfst,Util,MBA-436,BA2-257,BA3-154,Garage-129	2530 D2	976.00
Kitchen Countertops	Giallo Vicenza		\$
Kitchen Sink	Stainless Undermount	2866 D2	500.00
Ceramic Tile Bsplash	'A' w/pattern W34BS	2202 D7	106.00
Vinyl Upgrades			\$
Carpet Upgrades			\$
Carpet Pad Upgrades	5/8 inch	2590	\$ 803.00
Wood Flooring/Loc	'B' Foyer – 924	2595 D2	924.00
Add 3' gate to rear fence	w/right-swing gate	2390	200.00
Date	10/13/16 Kim	Revised Date	1/6/17 Kim
		Page 1 Total	\$ 69,484.00