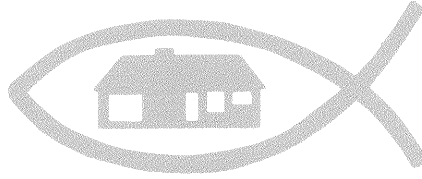


# Christian Home Builders



*"Quality Affordable Custom Homes"*

## Specifications for 71 Lakeside

### Exterior

- \* Austin stone and brick combination on three elevations with cement fiber siding on the rear elevation, LP Smart soffit and cement fiber trim
- \* Texas address block and a custom Texas stone and brick accent piece on the front gable
- \* Sherwin Williams Exterior paint
- \* Limited Lifetime warranty IKO Cambridge roof shingles
- \* Fiberglass full leaded glass entry door with the Texas Star and a custom Texas Flag transom, solid core Cheyenne style door at the garage entry into the house
- \* Schlage lever handle door hardware and dead bolt locks, with electronic code entry at the front entry and garage entry and all locks keyed the same
- \* Low E vinyl, argon gas filled, double pane fixed and operable windows, vinyl sliding door at the rear elevation onto the screened in porch
- \* Treated 2"x6" decking and stair material on the open deck area
- \* Nexan aluminum Lock Dry decking on the boat dock cover to provide for the sun deck area and a dry area for the boat storage
- \* Pure View tempered glass balusters and black aluminum railing system provided by Nexan for the wood deck, stairs and upper sun deck areas
- \* Screened porch area is 26' by 12' with two screen doors one on each end, 3 screen openings are 7' by 9' using ScreenEze materials and the upper gable end is glass
- \* Aluminum 6" seamless gutter with matching downspouts, directional elbows, and pine needle screens
- \* Insulated steel Woodgrain look 18' and 7' overhead doors with arched glass, electronic openers and exterior wireless key pad installed by Overhead Door Company
- \* Wood tone aluminum railing system at the drive way for protection due to elevation change allowing for ADA access to the home
- \* Treated fenced storage area at the rear of the house to conceal the air conditioning unit, on demand generator and portable storage unit

### Interior

- \* Ceiling height in the living and kitchen area is 12' and all other areas are 9' ceiling height
- \* Double crown molding in the living and kitchen area, single crown molding in the master suite. The second master suite has single crown molding with LED rope lighting.
- \* Textured drywall with bull nose corners, ceilings will be medium stomp and drag and the walls will a medium orange peel texture
- \* All paint will be Sherwin Williams, walls will be Showcase (a premium scrub-able flat paint), ceilings will be white and all doors and trim will be an oil base enamel paint. The interior and exterior painted areas will be primed and receive a top coat.
- \* In wall art niche

- \* Cheyenne solid and hollow core style hardboard interior doors, lever handle style passage and privacy door knobs, door stops and hinges to color match the knobs
- \* All hardware, accessories and plumbing fixture finishes are oil rubbed bronze
- \* Door, window casing will be 3.5" and the base boards will be 5.25" (and larger) paint grade trim, all windows are completely wood wrapped, double crown molding in the 12' ceiling height areas of the home, the main living area and master suite will have Texas themed trim components at the door and window casings
- \* Flooring consist of carpet in the master bedroom and closet, one guest bedroom and closet, porcelain tile in the kitchen, Jack and Jill bathroom, second master bathroom and a 12mm wood look laminate with 4,6 and 8" planks in all other areas with a cork underlayment
- \* Custom built hickory wood cabinets in kitchen, laundry and bathrooms with a stained finish. Specialty cabinets include a trash can pull out with two plastic containers, tilt out drawer front under the sink, appliance garage with an electric outlet inside, spice racks on either side of the cook top, built in entertainment center in the living room with lower cabinet doors, open glass shelves on either side of the wall mounted TV, built in book cabinet and lower storage unit with doors in the entry area, a built in queen size Murphy bed in one bedroom, utility room cabinets over the washer and dryer, folding and hanging areas. Cabinet hardware to include European style concealed hinges, full extension ball bearing drawer glides. Lower kitchen cabinets will have a drawer and door(s), two drawer banks, deep drawers for larger storage, upper cabinets will have adjustable shelves, all cabinets will have wood backs and Texas door and drawer pulls will be installed in all areas.
- \* Elkay composite double bowl under mounted sink in the kitchen, a single lever faucet with pull out spray, Fantasy Brown granite counter top and tile back splash, the same granite will be used on the built in entertainment center in the living room
- \* Cabinet lighting in the kitchen to include under cabinet and over cabinet LED fixtures
- \* Pantry with a specialty full glass "Pantry" door, inside will have staggered built in shelving, switched light and electrical outlet
- \* Ice maker water connection for refrigerator
- \* Built in ice machine located in the peninsula
- \* Custom built hickory wood stained bathroom vanity cabinets are 36" height
- \* Bathroom counter tops are granite with rectangle under mounted sinks in the master suite, marble in the powder bath with a vessel sink, Endurance with an integrated sink in the second master suite and cultured marble with an integrated sink in the Jack and Jill bathroom.
- \* Framed mirrors in all the bathrooms
- \* Moen Brantford style 8" spread faucets in all lavatories with matching shower and tub faucets
- \* American Standard Champion IV right height (ADA compliant) elongated commodes in all bathrooms
- \* Custom tile shower for the master bath to include a step bench, accessory niche, Moen Brantford shower trim and head
- \* Cultured marble corner garden tub with a matching Roman deck mounted faucet in the master bathroom
- \* Cultured marble shower in second master bathroom with accessory niche and Moen Brantford shower head and trim, a straight shower rod
- \* Cultured marble tub/shower combination in the Jack and Jill bathroom with an accessory niche, curved shower rod and Moen Brantford shower head, trim and filler
- \* Master closet custom design to include single and double clothes hanging areas, adjustable and fixed shelving areas, his and hers chest of drawer unit, bench seat with storage and a closed storage cabinet
- \* In wall safe in the master closet

- \* Ceiling fans in all bedrooms, master bathroom, living room and screened porch, corner mounted LED flood lights, recessed lighting, ceiling mounted and Texas styled pendant light fixtures with LED bulbs.
- \* Door bell
- \* Zero clearance wood burning fire place unit with a blower and glass screen, Austin stone facing and raised hearth, built in firewood storage area and hickory wood mantel
- \* Second master suite will have a built in cabinet with a granite counter top, mini-fridge and electrical wiring to accommodate a small microwave oven and coffee dispenser
- \* Window coverings to include room darkening pleated shades in both master suite bedrooms, standard pleated shades in the other bedrooms, kitchen and living room

### **Appliance**

- \* Noritz, LP on demand 199,000 BTU water heater that produces 9.9 gallons of hot water per minute will be mounted in the garage
- \* Appliance package to include a dishwasher, garbage disposal, microwave oven with a trim kit, single wall oven, warming drawer, 36" electric cook top, built in cabinet mounted exhaust vent-a-hood, ice machine, mini-fridge, refrigerator, washer and dryer
- \* York 14 SEER, HVAC systems with electric heat and programmable thermostat, safety float switch, fresh air intake. Includes a 4" whole house air filter
- \* Generac 22 KW on demand whole house backup generator with an automatic transfer switch

### **Construction and Safety Features**

- \* Elevation of the main floor is established at 142' above MSL
- \* Concrete piers approximately 8' deep and 12" diameter with 3 each #4 steel rebar
- \* Steel reinforced concrete slab meeting area residential code using 3000 psi mix cement with a 6 mil poly vapor barrier, 2' by 1' exterior beams with 6 each #5 rebar and 1.5' by 1' interior beams with 4 each #5 rebar, surface area to be 4" concrete with #3 rebar on 16" center
- \* Concrete drive and walk ways, front entry elevated with steps
- \* Professionally applied termite treatment
- \* Studs and ceiling joist on 16" center, roof framing on 16" inch center, all dimensional lumber #2 or better, foam plate seal, treated plate, 7/16" OSB for exterior walls with vapor barrier
- \* Roof decking will be 7/16" OSB, 30# underlayment and IKO Cambridge Limited Lifetime Warranty shingles
- \* National Electric Code compliant underground electrical service 200 amp, inside all copper wire, TV cable, phone, internet connections, decor style devices, smoke alarms and carbon monoxide detectors as per code, humidity sensor exhaust fans in the bathrooms and laundry, under and over cabinet lighting in the kitchen
- \* Generac 22KW on demand LP gas powered generator with an automatic transfer switch
- \* Security alarm system with two key pads (one located in the master bedroom)
- \* Security camera system with a DVR
- \* Breaker panel will be located in the garage on the exterior wall and serviced underground
- \* PEX water pipe sleeved under slab and connected to the water meter, two hose bib locations, sewer schedule 40 PVC and connected to the Westwood Shores MUD
- \* LP gas connection to the water heater and on demand generator
- \* Underground 250 gallon LP tank and appropriate regulators
- \* Insulation will be open cell foam spray for the exterior walls and along the roof rafters creating a closed building envelope. Wall cavities will be over filled and scraped smooth with the stud face and the rafters will be overfilled to cover the attic side of the dimensional lumber that is the rafter.

- \* Venting termination for the vent-a-hood, bathrooms and laundry room exhaust fans will be to the exterior of the house.
- \* Insect misting system provided by Spider Be Gone and installed at the house and boat house
- \* Lawn irrigation system with pump to deliver water from Lake Livingston and landscaping for the front and back yard
- \* Lake front bulk head with a seating area and walkway

### **Warranty and Insurance**

- \* Builders risk insurance
- \* Three phase inspections by a state certified inspector
- \* 10 Year major structural components warranty provided by StrucSure Home Warranty, an independent third party national warranty provider. This warranty is transferable to any new owner during the 10 year period with no transfer fee.
- \* Builders warranty
  - 1 year on material and workmanship
  - 2 years on electric, plumbing and heat/air condition delivery systems
- \* All manufactures warranties are assigned to the owner by written notice within the Contract documents
- \* Energy compliance code verification by a state certified inspector

### **Plan Notes**

- \* The three car garage is approximately 700 square feet, a 16' built in work bench with electrical outlets and pegboard above the bench and an 8' overhead cabinet with open adjustable shelves for additional storage space
- \* Gray epoxy painted floors in the garage
- \* Approximately 700 square feet of decked attic storage over the garage that is in a conditioned space
- \* One bedroom will be converted to an office space with a built in credenza and the closet converted to open shelves. The closet can be easily changed into hanging space and the already finished door reinstalled. This bedroom has the Queen size Murphy bed.

Initials: Owner(s) \_\_\_\_\_ Builder \_\_\_\_\_