

# 8702 Bronco Ln., Waller, TX 77484

## FOUNDATION

- Structural engineer-designed rebar reinforced slab on grade with grade beams

## FRAME AND CORNICE

- Engineered structural framing
- Exterior Walls - 2"x4" Doug Fir walls, every 16" (+/-) O.C.
- Exterior Sheathing 7/16" OSB
- Moisture barrier house wrap
- Anthony power beams
- Windstorm strapping per plans

## EXTERIOR ELEVATIONS

- Board and batten siding, along with stone and brick accents that add texture to the exterior.

## PAINTING

- Sherwin Williams
- Semi-Gloss paint is used on doors, interior trim and cabinets

## CEILING HEIGHTS

- 20' – Living Room, Vaulted ceiling
- 11' – Master suite
- 10' – throughout the rest of the house

## WINDOWS

- Energy efficient double pane vinyl LoE E66 (clear coating with highest levels of solar control)
- Single hung and picture windows

## ROOFING

- 30-year composition shingles

### AIR CONDITIONING AND HEATING

- 5 Ton Goodman (14 SEER Higher Efficiency HVAC System)
- Digital programable thermostat
- High efficiency electrical heating system

### ELECTRICAL/LIGHTING

- Copper wiring throughout
- GFCI outlets where required by code
- 200 AMP main electrical panel
- Arc fault circuit breakers, they protect to prevent electrical fires
- LED Recessed lights

### PLUMBING

- CPVC vents and drain pipes
- PEX piping for water lines
- Insulation exposed water lines
- Aerobic Septic system
- Moen Fixtures or equivalent

### INSULATION

- Batts insulation fiberglass R-13 in walls
- Fiberglass insulation R-38 in ceiling

### SHEET ROCK

- 5/8" sheetrock- Garage area
- ½" sheetrock throughout, Level 4 wall finishes
- Hardi-backer used in all wet areas

### MILLWORK AND CARPENTRY

- Custom cabinetry (shaker door style)
- Soft-close drawers
- Ceiling Beams in Living, Dining room and Office

### SHOWER DOORS

- 8' long Beautiful Frameless tempered glass shower enclosure

### GARAGE DOOR

- 16' x 7' Garage door with remote control opener
- Huge garage, lots of space

### COUNTERTOPS

- Quartz counters throughout

### FLOORING

- Ceramic natural wood look flooring throughout
- Carpet in all bedrooms

### APPLIANCES

- Stainless Steel appliances
- -Thor Kitchen 36" Gas Cooktop
- -Thor Kitchen 24" Dishwasher
- -Thor Kitchen 30" Built-In Electric Wall Oven
- -Frigidaire Gallery 1.6 Cu. Ft Built-In Microwave

### GAS

- 250 gallons propane tank for cooktop, fireplace and water heater

### GAS/WOOD FIREPLACE

- 36" Stone Gas/Wood burning fireplace