



## Builder Specifications and Standard Features

11705 Grandview, Ridge Lake Shores – Montgomery, TX - SPEC

### 1. FLOOR SELECTIONS

Foyer/Gallery, Study, Kitchen, Dining, Family Room, Powder Bath Master Bedroom	Luxury Vinyl Plank
Mud Room and Utility	12x24 Tile
Master Bathroom	12x24 Tile
Baths 2, 3	12x24 Tile
Stair Treads, Handrail, Newel Post	Red Oak
Stair Treads	Red Oak
Balusters – Prefabricated, 1/2"	Matte black
Bedroom 2, 3, Game Room	Carpet
Powder Bath 2	12x24 Tile
Fireplace Surround	12x24 Tile

### 2. DOORS & WINDOWS

Single Hung, Vinyl, Double Paned LowE; White interior, Black exterior frame

Fiberglass exterior doors; vinyl sliding patio doors (clear)

Entry Door – Solid wood, stained 8' door with 6 panel glass (clear)

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Kwikset "Cove" doorknobs, satin nickel finish

Kwikset "Hawthorn" entry handle set, satin nickel finish

### 3. INTERIOR TRIM AND PAINT

6" MDF baseboards throughout

8' 2-panel paint grade interior doors

4" door casing

2-panel paint grade barn door at Master Bedroom to Master Bath – Brushed Nickel hardware

Double glass doors, clear lite at Study

Stained newel posts and handrail

1/2" Black, matte square spindles

Sherwin Williams interior paint (Flat) on walls, "Extra White" (Flat) ceiling and TBD-Color semi-gloss enamel on trim and interior doors

### 4. KITCHEN AND BATHROOM COUNTERTOPS

2 CM Quartz countertops Kitchen

White Farmhouse undermount sink Kitchen

2 CM Quartz countertops Bath 2, 3, Powder (1 & 2) and Master Vanities

White, rectangle undermount sinks All Bathrooms

2 CM Quartz countertops Utility

SS undermount Utility

18" Backsplash –White, 4x16 size, Herringbone pattern Standard Tile

### 5. CABINET SELECTIONS

Shaker style, color TBD (paint/and/or stained TBD) All

Soft-closing hinges, black hardware (tubular style)

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## 6. STANDARD STAINLESS STEEL APPLIANCE PACKAGE

GE Café Series

Kitchen

36" Gas Range CGY366P2TS1

Dishwasher CDT805P2NS1

Built-in Microwave PEB7227ANDD + JX7230SLSS

Faber Built-in vent with 600CFM Blower INPL3619SSNB-B + IB600

## 7. BATHROOM SELECTIONS

### Toilets

White, elongated, standard height toilets and white handles

### Vanities

Shaker style cabinets, soft closed hinges

Undermount, white porcelain rectangular sinks

2 CM quartz countertops, square edge

Frameless mirrors throughout

Powder Bath (downstairs only) framed mirror – Black

Rectangle, white porcelain pedestal sink in Game Room Powder and 4" faucet

### Plumbing and Bath Accessories

Moen Gibson – Black

Moen Genta Bath Accessories – Black (TP holder, Towel bar)

Single, multi-light fixtures above each sink – Black

Paloma Freestanding tub with wall mount 8" fixture in Master Bath

## 8. FAUCETS SELECTIONS

### Kitchen

White Farmhouse sink with Moen Sleek pull down – Black 1.5 GPM 5925BL

### Master Bath

Moen Gibson 8" spread faucets – Black

Paloma white freestanding tub with 8" wall mount faucet; Moen Gibson – Black

Large shower head – Black and Chrome drain trim

White undermount, rectangle sinks

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### **Guest Baths 2 & 3**

Moen Gibson 4" spread faucets – Black  
White Cabinet vanities  
Standard shower head – Black  
White undermount, rectangle sinks

### **Powder Bath**

Moen Gibson Single hole faucet – Black  
White Cabinet vanity  
White undermount, rectangle sink

### **Powder Bath 2 (Upstairs)**

Rectangle, white pedestal sink  
Moen Gibson 4" spread faucet - Black

### **Utility**

Moen Sleek 7864 pull down, single hole - Chrome

## **9. LIGHTING**

Kichler Exterior Pendants – Black  
Kichler Crosby Vanity Fixtures – Black  
Kichler Ceiling Fans (Lights per plan) – Brushed nickel blades and hardware  
UCL in Kitchen  
LED Disc lighting throughout Bedrooms and Closets, Baths, Hallways, Garage  
(2) Wall sconces along Stairwell  
(1) Hanging fixture in Family Room (Fan or fixture TBD based upon availability)  
(3) Hanging fixtures at Kitchen Island – Millennium 3244-MB  
(1) Hanging fixture in Dining Room - 3245-MB  
(1) Hanging fixture in Foyer – Millennium 3294-MB  
(2) Hanging fixtures at Front Exterior Porch – Millennium 3254-MB  
(3) Wall fixtures at Garage Exterior – Maxim Pier M 35016BK

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## **10. PLUMBING**

Moen Gibson Collection throughout unless noted otherwise – Black Finish  
Moen Sleek (Kitchen) – Black 5925BL  
Moen Sleek (Utility) – Chrome 7864  
Disposal button at Kitchen countertop  
PEX system  
(2) 40-Gal Water Tanks  
Plumbed for secondary fridge in Utility  
Secondary SS sink in Utility  
Gas fireplace – Tile surround, painted mantle, and shiplap accent  
Rear Patio roughed for outdoor plumbing (water) and gas  
(4) Outdoor hose bibs  
Gas-only dryer connection

## **11. MIRRORS AND SHOWERS**

Frameless mirrors in all Baths, Except Powder in first floor (Black frame)  
Bath 2 – Semi-framed shower – Black hardware  
Bath 2 – Tiled shower caddy  
Bath 3 – Chrome shower rod with tiled corner shower caddy  
Master Shower – Frameless, clear glass with black hardware  
Master Bath – Oversized, tile shampoo box and tiled bench seat

## **12. ELECTRICAL & LOW VOLTAGE**

200-amp circuit breaker electrical panel  
Built-in security system is pre-wired with central station capability  
Individual electric, water & gas meters  
Aerobic septic system  
Per plan AMP load  
Ceiling fans in all Bedrooms and Gameroom  
--Light kits included only in areas without canned lighting in room  
(1) Living Room floor plug included  
Living Room prewired for ceiling fan and light  
Prewired for motion sensor  
Living Room prewired for surround sound  
Pre-wired for security system at all operable doors and windows  
Rear Patio prewired for surround sound (2 speakers and 1 volume control)  
(3) Keypad locations  
Cat5 for Data and RG6 COAX in Master, Bedrooms 2, 3, 4 and Study

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(3) Soffit plugs at Front Elevation

### **13. HVAC**

Heating - central gas  
Carrier 14.5 SEER, 5 Ton, 2 Zones  
Honeywell Manual T-Stat  
R-8 Flex Duct  
Fresh Air  
Gas heat furnace and electric air-conditioning

### **14. EXTERIOR**

30-year composition shingle  
8' Stained Mahogany Front Door – clear, beveled glass  
Brick, painted  
Hardie plank lap siding at second level  
Full gutters

### **15. LANDSCAPING & IRRIGATION**

Partial sod/grass (species based upon availability and per POA requirements)  
(2) Flower beds in front yard with seasonal flowers and shrubs  
Accent 3 Gal shrubs at approach to Entry  
(1) Magnolia Tree in front yard  
(2) Zoned partial irrigation in front-only yard

### **16. ENERGY EFFICIENCY**

Batt Fiberglass Insulation – R-13 in walls; blown R-30 insulation in attic  
Central heat & A/C, with programmable thermostat  
Windows are vinyl, double-paned, LowE glass. Black exterior and White interior color.

### **17. Misc.**

Interior Door Hardware – Kwikset Cove knobs – Brushed nickel  
Cabinet Hardware – Black, tubular  
12x24 Tile flooring in all bath and shower floors  
10' Height tile bath/shower surround  
LVP Flooring throughout per areas listed above  
Red Oak stair parts and treads with black, straight balusters  
Carpet in Bedrooms and closets

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NOTE:

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