

SPECIFICATIONS

Luxury Scope of Work

Plans

The specifications below will override the city set of prints in all cases. Features, materials, and design may be different if already installed or built at time of purchase. Builder reserves the right to make substitutions of similar products without notification to buyer.

Foundation

- Post tension foundation, engineered
- Soils test

Framing

- Dow ½" R-3 Styrofoam exterior insulation/sheathing, sides and rear where no plywood or firewall
- Hardie soffit, fascia and trim boards
- Exterior plywood sheathing per engineer drawings
- ¾" OSB sub floor
- 7/16" OSB radiant barrier roof decking
- 2x12 #2 floor joists, engineered or better

Electrical Fixtures

- 52" Ceiling fans (pewter) with light kit in the master bedroom, family room(no light kit), living room or study, and breakfast room, per plan. Builder to choose make and model.
- Brushed nickel finish light fixtures standard
- Bedrooms without fans- Transglobe1321 BN flush mount
- Hallways, closets, bath ceiling mounts - Mushroom Transglobe 3620BN
- Entry interior- V7762-33 semi flush per plan
- Dining (those without can lights)- Kichler 42557BP
- Rear/entry coach- Transglobe 4051, black
- Master bath vanity- recessed can light
- Powder bath- recessed can light
- Hall bath vanity- recessed can light
- Stair sconces when on select plans - V6751-33
- Front coach light- per builder selection
- Floods (if applicable)- Transglobe 1291 Black
- Overhead power with the meter located in the rear/front of the home (based on site)
- LED dimmable bulbs in all recessed can lights

Plumbing

- CPVC Gold Flowguard piping throughout
- Stainless steel under mount double compartment kitchen sink with **Arbor 7895** , stainless finish faucet
- 1/3 horse power disposal.
- Commodes- Color white, bowl elongated, seat white
- Showers- Master Bath: **Moen Eva Collection #2132BN** shower fixture, with **brushed nickel** lever handle. Hall Bath(s): **Moen #2133BN** tub/shower fixture. **Rapid Fit TS8W** waste and over flow with chrome finish.
- Vanities- Master/Powder: **Moen #6420BN**, with **brushed nickel** lever handles, 9000 valve with matching trim ring, stopper, and aerator. Hall: **Moen #6410BN**, brushed nickel.
- Tub Fixtures- Master tub: **Moen #4999** faucet valve **T943BN** faucet, brush nickel finish with chrome finish **Rapid Fit TS8W** waste and overflow, with **brushed nickel** lever handles.
- 50 Gallon water heater, American Standard
- Pedestal sink in the Powder Room, **Westin Series** or **Vortens Sienna Series**
- Gas meter is located per ENTEx rules and may change due to site conditions, normally in front of entry gate
- Gas line connection at rear of home for grill
- No washer pan
- Push button disposal switch

Security System/Low Voltage

- All downstairs access points pre-wired for security system and trimmed with contacts. Prewire for motion detector, and 1 keypad
- 5 Pairs of CAT 5 and Cable
- Pre-wired for surround sound (4 speakers) in the family room
- 1 security camera prewire at perimeter of home
- 1st floor prewire for access point
- 30' on Q structured wiring can

Garage Door Opener

- 1/3 HP Opener, chain driven (Liftmaster or equivalent), 2 remotes
- 16' aluminum 25 gauge or better garage door from SDC doors

HVAC/Energy Features Goodman Distinctions by Amana

- Goodman Distinctions by Amana condenser, 14 SEER, single system
- Amana coils, CHA or CHH (size based on analysis)
- Amana Gas furnace, GUICA (size based on analysis)
- Honeywell Pro 6000 thermostat
- Green Built Gulf Coast inspected, blower door and duct leakage tested.

Front Door

- Mahogany Front Door from builder selections

Cabinets/Trim

- Custom measured cabinets; poplar or alder; choice of standard stains in kitchen with 42" upper cabinets, painted cabinets available as an upgrade for baths and kitchens.
- Bath cabinets master and secondary choice of stain, painted cabinets available as an upgrade
- 4 1/4" Crown Mold in the kitchen, family room, gameroom, and master bedroom
- 4 1/4" Crown Mold with 3 1/2" base (double crown) in the dining room/entry
- Wrought iron balusters LI-PLA44- straight black ballusters, C6110 stained handrail and C4075 stained oak newels
- Medicine Cabinet in master bathroom
- V panel textured interior hardboard doors
- Built-in storage shelves in bedroom closets
- B618 base and C346 Casing
- All trim material MDF or better
- Shelves above utility space
- Built in bookshelves in gameroom per plan

Windows

- Ply-Gem Builder Series 1100 vinyl windows with clay frames, 1/1 with screens (front elevation has divided light windows per plan)

Roofing

- 30 year shingles on the main bodies, 15-20 year shingle at ridge vents (common)

Paint and Sheetrock

- Sherwin Williams Painters Edge Interior Flat Wall Paint
- Sherwin Williams A-100 Exterior Latex Satin, A82 Series
- Ceilings are wall Paint color
- Enamel on trim and cabinets is Extra White
- Bullnose corners except window returns, level 3 finish

Mirrors/Shower Doors

- 42" basic rectangular mirrors in master, secondary and powder bathrooms, custom framed mirrors are an upgrade
- Semi-Frameless shower door with chrome mounted safety glass

Brick (per elevation)

- Southwest Brick and Stone brick selection with Type S gray mortar, color chosen by builder
- Cast address block

- Stone front elevations per builder, color chosen by builder

Flooring

- Mohawk Cooper Creek carpet with ½" rebond carpet pad in rest of living areas that do not have wood or tile listed below
- DAL Tile: on kitchen, powder room, utility, master bathroom, hall bath floors. (From builder selections), all pantries to receive tile floors
- Engineered wood floors (Jameson, Matador, Elements, Final Touch) in the family, dining room, and stairs as shown on plans

Fireplace only for the Barcelona and if bought as an option

- ND4236, 36" gas w/remote
- Granite tile surround, upgrades available

Hardware

- Noe Valley brushed nickel finish interior; 52515SN, 52215SN, 52115SN, 5231SN
- Dummy knobs on all double doors, privacy knobs on commode and bedrooms
- Van Ness brushed nickel finish exterior front door handle set 10951SN
- Van Ness single key brushed nickel finish deadbolts on the exterior doors
- Satin bath hardware (5224SN, 5204SN, 5209SN); 1 towel bar in master and hall bath, 1 towel ring per bath (2 in the master)
 - Cabinet hardware is an upgrade available in the design center

Insulation

- R-13 batts in exterior walls
- R-19 batts in sloped ceilings, areas under mechanicals
- R-30 blown rockwall or equivalent in the attic (non mechanical areas), Athens Batt insulation in attic R-30
- Blower door and duct leakage tested
- Green Built Gulf Coast Certified and inspected

Countertops

- 3 cm Granite or Standard Quartz from Builder selections with 3 cm standard eased edge
- Kitchen backsplash, choice of 3x6 subway tiles

Appliances

- 30" Gas slide in Dual Fuel range, HD18054U
- Dishwasher, Bosch SHS5AVL5UC
- 1.5 CUFT OTR Venting Microwave, Bosch HVM3052U

Tubs/Showers

- Master Bath: Drop in Royal Bath soaker tub
- Master Shower with 2x2 floor tiles and 12 x 12 tile walls, 1 soap ledge and DAL border from selections
- Hall Bath, Steel tub, 60" x 30", 12 x12 tile walls (limited selections), 1 soap ledge

Landscape

- Full Gutters
- Drains in the rear and side yards
- 6' or higher Cedar fence with #2 or better 6" pickets
- Wrought iron gate in entry with locks
- Patio is an upgrade
- Landscape, rocks and sod (material and labor) per builder