



## THE LIMITED WARRANTY

10 YEAR WRITTEN WARRANTY FOR NEW HOMES



### Warranty Confirmation

Your Warranty consists of your Limited Warranty book and your Warranty Confirmation. Please go to [confirm.homeoftexas.com](http://confirm.homeoftexas.com) to obtain your Warranty Confirmation within 60 days of your closing. You do not have a warranty without the Warranty Confirmation. If you do not have access to the Internet, please contact the plan Administrator to obtain your Limited Warranty book and Warranty Confirmation.



### SAMPLE WARRANTY

The HOME Limited Warranty displayed in this book is a SAMPLE only. The HOME Limited Warranty applicable to your home may differ from the one displayed here. You must consult your validated HOME Limited Warranty book for the terms of coverage that apply to your home.

**This Limited Warranty does not cover consequential or incidental damages. The Warrantor's total aggregate liability of this Limited Warranty is limited to the Final Sales Price listed on the Application For Warranty form.**

**The Builder makes no housing merchant implied warranty or any other warranties, express or implied, in connection with the attached sales contract or the warranted Home, and all such warranties are excluded, except as expressly provided in this Limited Warranty. There are no warranties which extend beyond the face of this Limited Warranty.**

**Some regulating agencies do not allow the exclusion or limitation of incidental or consequential damages by the Builder so all of the limitations or exclusions of this Limited Warranty may not apply to you.**

For your Limited Warranty to be in effect, you should receive the following documentation:  
Limited Warranty #8319 • Application For Warranty form #8316 • (Refer to I.B.3 for applicability) • Warranty Confirmation



Start Date Diagrams

Superintendent Freddy

2 pages

2/17/20

3

Cervelle Homes

Panel Sheet

Karen

Buyer	Megan & Colton Tenery	Pre Start Selections:	
Address	6402 Grapevine Bend Manvel, TX 77578	Brick	Forterra Hillstone w/white mortar
Job#	8-1763	Ext Paint	Colony White
Plan#	407A	Trim	Colony White
Lot#	63	Siding	Colony White
Block#	2	Garage Dr	Colony White
Section#	5	Shutters	Black
Subdivision	Lakeland		
Cabinets	Sagamore Ivory (see below)	Int Paint	Off White
Appliances	Stainless Steel Pkg #2 w/double ovens	Porch Pvr	Puritan Gray
		Trees	Oaks
Lot Premium			\$ 6,000.00
Elevation Premium	White mortar		\$ 550.00
Garage 1	4RVPC	D3	19,500.00
Cabinet Upgrades	Sagamore Ivory	3180 D2	1,000.00
	Replace knee space w/(2) 15" drawers	3825	600.00
Add'l Concrete/Flatwork	\$50 + \$4.5/Sqft Expand patio to extend from side entry to rear house corner and fill to garage(+176 sf)	3760 D4	792.00
Add'l Crown Mold/Loc			\$
Add'l Electrical	Upgrade svc to 200 Amps w/40 Amp circuit in garage	2810	\$ 1,017.00
Add'l Phone Jacks			\$
Add'l TV Drops			\$
Appliances	Stainless Steel Pkg #2	3820 D2	2,600.00
Back Yard Sod	\$4/Yd Sod bkzyd only (not forward of patio) 194sy		\$ 776.00
Framing Changes	Move slde entry door to FR side of bookcase w/left-swing	3805 D2	50.00
	Lower bartop to countertop height	3805 D2	200.00
	Replace MBA entry door w/3-0 door	3805 D2	200.00
	Replace MBA closet entry door w/3-0 door	3805 D2	200.00
	Frame for double ovens		N/C
	Replace BR4 to BA3 with 2-8 door	3805	200.00
			0.00
HVAC Changes	Vent kitchen to outside	2825 D2	300.00
PLUMBING:	Jetted tub in MBA	3515 D2	1,000.00
Garage Door Openers	YES RV	2510	\$ 750.00
Hardware:	Delete knobs from drawers only	3815	50.00
Upgrade Entry Door			\$
Ceiling Fans	(2) FR, (1) MBR, Study, BR2, BR3, BR4 (7 total)	3201 D2	945.00
Fireplace Surround			\$
C-Tile Flooring	D' Kit/bkfst-2268,Util-441,E-581,EE-1646,HOD-910,DR-3067 HOB-511,MBA-1272,BA2-424,BA3-486, Side ent to kit-748 Side entry to kit @ 4'-748, 4' in front of bartop-374	2530	\$ 12,494.00
Kitchen Countertops	Omegastone: Palladio		\$
Kitchen Sink	HA100 SINGLE BOWL stainless undermount	2866 D2	672.00
Ceramic Tile Bsplash	D' w/staggered joint	2202	\$ 400.00
Carpet Upgrades	B' less 61.33 square yards	2590	\$ 1,221.00
Carpet Pad Upgrades	3/8"		\$
Wood Flooring/Loc			\$
Move 4' fence to front garage		2390 D4	50.00
Extend fence to front garage on right side (45')		D4	450.00
Extend fence to front house w/r-wing gate towards street		D4	815.00
Date	1/17/2020 K	Revised Date	4/20/20 KIm
Buyer		Page 1 Total	\$ Next page
		BP	\$279,950
		SP	\$333,676
Reviewed	<i>Myr 4/25/20</i>		



PROMULGATED BY TEXAS REAL ESTATE COMMISSION  
***Cervelle Homes permitted after 1/1/2012***  
**NEW HOME INSULATION ADDENDUM**

**ADDENDUM TO EARNEST MONEY CONTRACT BETWEEN THE UNDERSIGNED PARTIES**  
**CONCERNING PROPERTY AT** 6402 Grapevine Bend Marvel, TX 77578  
**(Street Address and City)**

As required by Federal Trade Commission Regulations, the information relating to the insulation installed or to be installed in the home being purchased under the contract is as follows:

- A. Exterior walls of improved living areas insulated with open cell foam insulation to a thickness of 3 inches which yields an R-Value of 13.
- B. Walls in other areas of the home insulated with \_\_\_\_\_ insulation to a thickness of \_\_\_\_\_ inches which yields an R-Value of \_\_\_\_\_.
- C. Ceilings in improved living areas, insulated with \_\_\_\_\_ insulation to a thickness of \_\_\_\_\_ inches which yields an R-Value of \_\_\_\_\_.
- D. Floors of improved living areas not applied to a slab foundation insulated with N/A insulation to a thickness of N/A inches which yields an R-Value of N/A.
- E. Roof Rafters insulated with open cell foam insulation to a thickness of 5.5" inches which yields an R-Value of 25.

All stated R-Values are based on information provided by the manufacturer of the insulation.

CT 1/11/20  
 Buyer  
MY 1/21/20  
 Buyer

\_\_\_\_\_  
 Seller  
 \_\_\_\_\_  
 Seller

The form of this contract has been approved by the Texas Real Estate Commission. Such approval relates to this contract form only. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. It is not suitable for complex transactions. Extensive riders or additions are not to be used. (6-82) TREC No. 13-0 **008**

SALE  
COUN  
BAND  
MAY  
11, 2017  
6

*eli my 1/11/20*

### SPECIFICATIONS

#### COMMUNITY LAKELAND

EFFECTIVE DATE NOVEMBER 29, 2018

ALL ITEMS LISTED ARE STANDARD UNLESS NOTED AS OPTIONAL.

#### FOUNDATIONS

REINFORCING - POST TENSION  
CONCRETE - 2,500 PSI

#### AIR 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 OPEN CELL FOAM  
WALL INSULATION - R13 OPEN CELL FOAM  
WATER HEATER - ELECTRIC  
DRYER - GAS AND ELEC. CONNECTIONS  
POLYSEAL - AT ALL OPENINGS AND BOTTOM PLATE

#### FRAMING

WINDSTORM - BUILT AND INSPECTED PER STATE CODE  
STUD SPACING - 16"  
SUBFLOOR - 1 1/8" TONGUE AND GROOVE  
EXTERIOR SIDING - 7/16" X 9 1/2" LAP HARDI PLANK  
CEILING - 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  
SOFFIT VENTS - NONE, SEALED ATTIC

#### WINDOWS - PLUMBING

DOUBLE PANE CLAY FINISHED VINYL, LOW E

#### FIXTURES MOEN

KITCHEN - CHROME  
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  
GARAGE FRONT WALL

TRIM INTERIOR DOORS - 6 PANEL 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, TRESKA STANDARD

KITCHEN COUNTER BACKSPLASHES - CERAMIC TILE  
VAINITY TOPS - MARBLE

#### CABINETS

SELECTIONS - MAPLE IN COFFEE & PECAN - STD  
BORDEAUX, EXPRESSO & ASH - \$500  
42" WALL CABINETS SOME PLANS  
SHAKER STYLE MID GREY & WHITE - \$1000

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

#### FLOORING

CARPET - SCOTCHGUARD, POLYESTER  
ENTRY - CERAMIC TILE OVER 3/8" PAD  
KITCHEN - CERAMIC TILE  
WET AREAS - VINYL  
PORCH - CERAMIC PAVERS  
OPTIONS - CERAMIC TILE, MARBLE, WOOD

#### LANDSCAPE

GRASS - SDD FRONT TO FENCE, NO PLANTING IN REAR,  
OPTIONAL SOLID REAR @ \$4.00/SQ.YD.  
TREES - TWO 4' OAKS OR MAPLES

SHRUBS/BEDS - STANDARD PACKAGE

FENCE - 6' CEDAR 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 UNDERCAB.

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 - NONE

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

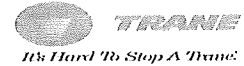
INSPECTIONS - MANVEL, WINDSTORM, ENERGY  
FOUNDATION ENGINEER, H.D.M.E.

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

FLOOD PLAN - NO FLOOD INS. REQUIRED



17011 Seven Pines Drive  
Spring, TX 77379  
Office: 281-376-2224 Fax: 281-376-2387  
[www.majestic-ac.com](http://www.majestic-ac.com)



TACLB17662E

Dear New Homeowner,

We would like to take the opportunity to remind you that if you haven't registered your TRANE equipment, please do so. TRANE only allows (60) sixty days from the date of your home's closing. The registration can be completed on our website at [www.majestic-ac.com](http://www.majestic-ac.com) and click on Manufactures' Warranties from the home page or by calling 1-800-554-6413. If the TRANE equipment is not registered within the (60) sixty day period, it will only have a (5) five year manufacturers' limited part warranty. If you're unsure, feel free to call our office and we'll be glad to handle it for you.

TRANE'S equipment product lines if registered will carry a Limited Warranty that covers the compressor, indoor and outdoor coils and internal components for (10) ten years limited part only warranty.

Each year, parts and labor costs continue to rise. At today's prices, one service call to replace a minor part can easily cost \$300.00 or more. Imagine what these costs will be in the next 5 or even 10 years!

With that in mind, JB & Associates offers third party Parts and Labor options to cover those unexpected repairs. Please call our office for more details.

If you have questions about registering your TRANE equipment, or need more information on the equipment installed in your home, please call our office at 281-376-2224.

Sincerely,

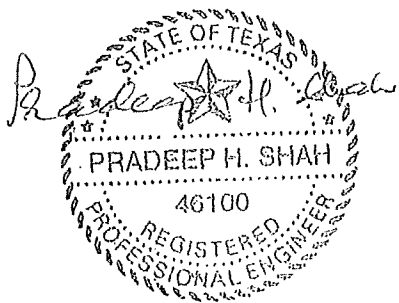
**MAJESTIC A/C**  
281-376-2224

SHARP ENGINEERING, INC.  
3934 FM 1960 WEST, #320  
HOUSTON, TEXAS 77068  
713-893-8932

THIS FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE Post  
Tensioning STANDARD, BASED ON SOILS ANALYSIS PREPARED  
BY Lone Star Geotechnical, DATED May 22, 2019, AND RECOGNIZED  
ENGINEERING STANDARDS.

SOIL PLASTICITY INDEX(PI) 57

LEGAL DESCRIPTION OF PROPERTY Lot 63 Block 2 Section 5  
6402 Grapevine Bend  
Manvel, TX 77578  
Lakeland



# SHARP ENGINEERING, INC.

CONSULTING ENGINEERS

3724 fm 1960 west houston, texas 77068

(281) 893-8932 fax (281) 893-9695

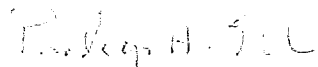
## CERTIFICATION

Date: March 24, 2020  
Builder: Cervelle Homes  
Subdivision: Lakeland  
Address: 6402 Grapevine Bend  
Lot: 63 Block: 02 Section: 05

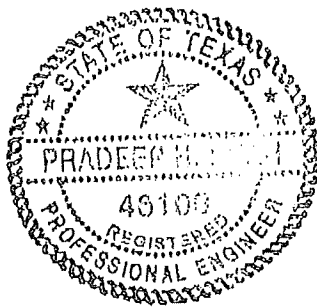
Gentlemen:

I certify that the foundation at the above referenced address was 1. Designed in accordance with the PTI's recommendations for post tensioning systems. 2. The reinforcement tendons and anchors were placed in accordance with the plans and the specified concrete mix was properly placed as verified by inspection on March 5, 2020. 3. The specified concrete strength was attained as verified by the stressing operation. 4. The post tension tendons were stressed properly as verified by inspection on March 13, 2020 and were subsequently cut and grouted.

SHARP ENGINEERING, INC.



Pradeep H. Shah, P. E.  
President





# *Cervelle Custom Homes, LTD*

207 EAST EDGEWOOD DRIVE  
FRIENDSWOOD, TEXAS 77546  
281-482-5864

Dear Homeowner:

We have provided for you, below, the following office numbers for the utility companies that you will need to contact. Please make sure all utilities have been changed over within three working days after your closing date. Otherwise your service may be interrupted.

**HOA** is managed by LPI Property Management

211 E. Parkwood Avenue #100

✓ Friendswood, TX 77546

281-947-8675 (office)

Jordan Cook or Kendall Kennedy

IESI Waste Management / Trash

281-331-0810

★ Water – City of Manvel  
281-489-0630 ext 4

Gas – CenterPoint

713-659-2111

Electricity – <http://www.powertochoose.org>

First Choice Power

800-941-4898

TXU Energy

866-469-2464

Reliant Energy

713-207-7777

**Telephone, Internet & TV: AT&T**

1-800-464-7928

Local: Carlos Escobedo 281-631-5455

Omar Chavarria 281-344-7908

★ Manvel Post Office

6925 Master Road

Manvel, TX 77578

281-489-2861

**You will need your ID & a copy of your HUD to get your mailbox keys.**

Thank You

  
Kim Stehle, Office Manager

Closing Administrator

Sales Secretary

Cervelle Homes LTD

*Cervelle Homes, Inc.*

207 EAST EDGEWOOD DRIVE  
FRIENDSWOOD, TEXAS 77546  
281-482-5864

Dear Homeowner:

Call to schedule warranty service with the contractors listed below:

**Appliances:**

General Electric Customer Service 800-432-2737

**Electrical & Phone Jacks:**

Joe Swartz Electric

Pattie – business hours (8 – 5 Mon – Fri) 713-695-5835 x 200

**AC & Heating:**

Majestic AC & Heating, Inc.

281-376-2224

Mon – Fri (8 – 5)

Sat & Sun (8 – 5)

**Plumbing:**

Bac Trac Plumbing

713-695-6493

Cliff Mountain

**Ceiling Fans:**

Joe Swartz Electric

713-695-5835

For warranty items not covered in the above please contact Debbie Burns @ 281-482-5864 or in writing to the above address.

Thank you,



Kim Stehle

Closing Administor

Cervelle Homes LTD

9/13/2017 ks  
11:58:25 AM