



**Blackrock Builders, LP**

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## Snook - FEATURES SHEET

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### General

Built to local City Code  
Painted 6 panel 3'x6'-8" insulated fiberglass front door  
2'-8" x 6'-8" insulated fiberglass back door w/ 1/2 glass integral blinds  
R9 insulated garage door. Painted  
50 gallon electric water heater  
16 SEER Lennox HVAC sized per plan  
R13 batt wall insulation in exterior walls  
R38 loose fill blown attic insulation  
Prewired for security. All exterior doors and operable windows.  
Vinyl Low-E windows. Khaki color.  
Radiant barrier roof decking  
200 AMP service. 2/0 wire for home.  
Wall studs and ceiling joists at 16" o.c. Rafters at 24" o.c.  
Site specific soils sample  
Engineer designed post tension foundation  
Builder 1-2-10 Warranty

### Interior

Builder stock carpet: bedrooms, bed closets, flex room (per plan)  
Luxury Vinyl Plank: foyer, living room, kitchen, utility, baths  
Fiberglass tub/shower combo in hall bath  
Master shower with tile walls, and fiberglass shower pan  
Clear glass shower door and surround (select plans only)  
White soaker tub w/ marble skirt and tile surround master bath  
White elongated standard height toilets  
Factory finished cabinets with 30" upper cabinets in kitchen  
Flat bar kitchen island (per plan)  
Under cabinet lighting in kitchen  
Matching granite or quartz counters throughout  
Tile or brick backsplash in kitchen  
Under mount stainless single open basin kitchen sink  
White rectangle under mount sinks in bathrooms  
Brushed nickel plumbing fixtures  
Nickel color electrical fixtures and cabinet and door hardware  
1/2" thick sheetrock with squared corners. Greenrock in wet areas

### Exterior

James Hardi cornice product  
Stained cedar accents per plan  
Stained pine 4x8 beadboard porch ceilings  
Exterior walls with vapor barrier house wrap  
Masonry per plan  
3 tab shingles. Weatherwood color.  
Seeded yard entire front and 30' around sides and back  
3 hose bibs  
One flood light in front and back  
Limestone rock driveway w/ 20'x20' concrete parking pad  
Black flush mount fixture on back porch ceiling  
Black coach lights at garage exterior wall  
Builder landscape package 1000. On live oak tree in front.  
Aerobic septic system installed  
Plumbed ready for propane service  
Propane service provider select and paid for by homeowner

Monterrey drag texture on walls and ceilings  
Fingerjoint paint grade trim: colonial style base and case  
Wood trimmed window stools throughout  
Square raised panel hollow core interior doors w/ paint hinges  
All doors 6'8" height  
MDF painted closet shelving. Stained wood clothes rods.  
Interior walls and ceiling painted w/ flat finish paint. One color  
LED lighting throughout  
LED disc lighting in ceiling per plan  
Nickel color ceiling fan w/ light kit in living room and bedrooms  
Programmable WiFi thermostat  
White 2" PVC blind on front operable window  
Stainless steel appliances:  
30" electric range JB645  
Above Range Microwave JNM3163RJSS  
Dishwasher GDF510PSRS8