

6506 Texoma Drive Manvel, Tx. 77578

SPECIFICATIONS

COMMUNITY LAKELAND

EFFECTIVE DATE APRIL 11, 2013

## 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  
WALL INSULATION - R13  
WATER HEATER -ELECTRIC  
DRYER - GAS AND ELEC. CONNECTIONS  
POLYSEAL - AT ALL OPENINGS AND BOTTOM PLATE  
TINTED WINDOWS- YES, DOUBLE PANE INSULATED SUNGLASS

## FRAMING

WINDSTORM - BUILT AND INSPECTED PER STATE CODE  
STUD SPACING - 16"  
SUBFLOOR - 1 1/8" TONGUE AND GROOVE  
EXTERIOR SIDING - 7/16" X 9 1/4" 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 TAN FINISHED ALUMINUM, LOW E

## FIXTURES DELTA

KITCHEN -BRUSHED NICKEL, SINGLE LEVER  
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 - 40 GAL. 2 1/2 BATH, 50 GAL. 3+BATHS

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 - PROVINCIAL 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, OMEGASTONE STANDARD  
KITCHEN COUNTER BACKSPASHES - CERAMIC TILE  
VANITY TOPS - MARBLE  
WET BAR TOPS - FORMICA

ALL ITEMS LISTED ARE STANDARD  
UNLESS NOTED AS OPTIONAL.

## CABINETS

SELECTIONS - LIGHT AND DARK OAK,  
WHITE (\$500) 30" WALL CABS,  
42" WALL CABINETS SOME PLANS  
CHERRY AND MAPLE UPGRADES

MASTER VANITIES - SAME FINISH AS KITCHEN  
DOUBLE SINKS  
MEDICINE CABINETS ALL BATHS EX. SOME PDERS.  
LINEN - OPTIONAL WALL CABINETS  
UTILITY ROOM - OPTIONAL WALL CABINETS

HARDWARE - YES, EXCEPT MAPLE CABS

## FLOORING

SCOTCHGUARD, MONSANTO 6.6  
ENTRY - CERAMIC TILE OVER 3/8" PAD  
KITCHEN - CERAMIC TILE  
WET AREAS - VINYL  
PORCH - CERAMIC PAVERS  
OPTIONS - CERAMIC TILE, MARBLE, WOOD

## LANDSCAPE

GRASS - SOD FRONT TO FENCE, NO PLANTING IN REAR,  
OPTIONAL SOLID REAR @ \$3.00/SQ.YD.

TREES - TWO 4" PINES  
- OAKS OPTIONAL @ \$300 EACH

SHRUBS/BEDS - STANDARD PACKAGE

FENCE - 6" STAINED WHITE FIR AROUND REAR YARD  
TO REAR OF GARAGE

PATIO - 10X10 CONCRETE, EXTRA @ \$3.00 /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 AND UNDER CAB.  
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 COMPLETE SYSTEM STANDARD  
REAR DOOR PAD, OTHERS OPTIONAL

## 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 - OPTIONAL @ \$4.00 PER L.F.

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.O.M.E.

HOME WARRANTY - 10 YEAR, H.O.M.E./R.W.C.

FLOOD PLAIN - NO FLOOD INS. REQUIRED

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MASTER BATH - CHROME  
POWDER ROOM - CHROME  
AUX. BATHS - CHROME  
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MASTER TUB - OVAL MARBLE

## WHIRLPOOL

OPTIONAL \$400  
AUX. BATHTUBS - STEEL AND PORCELAIN  
SHOWER PANS - ACRYLIC  
WATER HEATER - 40 GAL. 2 1/2 BATH, 50 GAL. 3+ BATHS  
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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

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CLOSET RODS - STAINED WOOD  
STAIRS - STAINED OAK HANDRAILS, NEWELLS,  
WHITE BALUSTERS

## WINDOW

STOOLS - POLISHED MARBLE  
EXTERIOR LOCKS - BRUSHED NICKEL, DEADBOLTS  
BHP LIFETIME FINISH

## INTERIOR

DOOR HANDLES - LEVER-STYLE  
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LINEN - OPTIONAL WALL CABINETS  
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COMMUNITY CLUSTER BOXES

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TWO TOWEL BARS EACH BATH

## STANDARD

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TILE, VINYL, GRANITE, CARPET  
CABINETS, APPLIANCES

## INSPECTIONS

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FOUNDATION ENGINEER, HOME.  
HOME WARRANTY - 10 YEAR, H.O.M.E./R.V.C.  
FLOOD PLAN - NO FLOOD INS. REQUIRED

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