

BUILDERS HOME FEATURES

The following is included in the construction of the 1376 sq ft 3 Bdrm, 2 Bath located at 2108 Reid Rd., Crystal Beach, Texas 77650. This is based on a maximum piling length of 28' foot.

1. Windstorm Engineering and Required 3rd Party Inspections by Builder.
2. 12"x12"x 28' Treated Pilings per Engineered drawings.
3. Concrete Slab under livable area only per Engineered Drawings and GLO.
4. 2x12 Treated stringer and floor joist per engineered drawings w/screwed 1-1/8" Sub Flooring.
5. 2x10 Treated Porch's floor joist w/screwed 2x6 Treated decking 1 set of stairs per drawing.
6. Sheared 9' 2x4 Tall ext. walls, with 1/2" OSB plywood per engineered drawings.
7. Engineered Truss Hip Roof w/Vaulted Kitchen/Lvg Rm per Plan.
8. 130 MPH Laminate Shingles.
9. 12 Windows to be Impact Rated per plan.
10. 1 Exterior 3068 to be 1 Lite FB w/Impact Glass and Mini Blinds.
11. Hardie 8-1/4" lap siding, 1x4 Hardie trim, vented 12" soffits.
12. HVAC System's to be 14 SEER Trane w/Heat Strip Heating.
13. Plumbing to be PVC waste and PEX supply lines with 50 Gallon Electric Water Heater.
14. Electrical shall be copper with a 200 amp service.
15. 2 phone jacks and up to 4 TV jacks.
16. R19 Blown-in Fiberglass Ext. wall insulation, R38 attic insulation.
17. ½ inch drywall hung, taped and texture to be stomp & drag ceiling and knockdown walls.
18. Interior doors to be 6'-8" HC Masonite per owner's selection w/2-1/8" Casings.
19. All closet shelving shall be MDF paint grade, and 5-1/4" Pine Baseboards painted.
20. 1x6 Pine T & G Ceiling in Lvg Rm/Kitchen Area, Finish Chosen by Owner.
21. 1 Wall in Lvg Rm w/Painted Shiplap, Color by Owner.
22. Door Hardware shall be levered except for ext. dr.
23. 2-color int. & 2 color ext. Duration paint per Owner's selection.
24. Cabinets are custom made, Color/Style per plan and per owner's selection.
25. Kitchen Tops Granite/Quartz w/Tiled Backsplash, Color by Owner.
26. Bath Tops to be Granite/Quartz Color by Owner.
27. Plumbing valve fixtures to be Delta, 4" Center Lav, Single Handle Kitchen w/Pull-Out Faucet.
28. M/Bath to be 6' Tiled Shower w/Frameless Glass Enclosure.
29. Bath #1 to be 5' Tub w/Tiled Surround NO Glass Enclosure.
30. Electrical fixtures and 4 fans by Builder.
31. S/S Frigidaire Gallery, D/W, S/S Refrigerator, Micro Hood, Electric Smooth Top Range.
32. 10' Covered Front Deck w/8' Angled Cantilever Deck, 4' Cant. on 1 Side. 4'x14' on 1 side per plan.
33. R30 Floor Insulation w/Painted Hardie Underpinning.
34. 2 Bay Louvered Garage w/1-8' x 8' Dr, 1-3' Dr, w/ 2-20amp Outlets.
35. Louvered Sand Shower w/H & C Water.