

4812 Wagtail Way Lane Customizations & Upgrades

• <u>Custom Structural and System Upgrades</u>	<u>\$16,455.00</u>
◦ Extended Covered Patio	\$2,000.00
◦ Add recessed light above primary shower	\$140.00
◦ Add 2 recessed lights to extended patio	\$325.00
◦ Convert desk area across from primary bedroom entrance to closet space	\$275.00
◦ Add recessed light in optional desk area	\$125.00
◦ Upgrade all interior and exterior doors to 8-foot tall	\$1,950.00
◦ Add exterior entry door to at 3rd bay of the tandem garage	\$525.00
◦ Upgrade to custom pocket-door in secondary bathroom	\$585.00
◦ Add optional door from primary closet to laundry room	\$275.00
◦ Add recessed light at kitchen near pantry	\$125.00
◦ Add 8- 110v outlets at the following locations; 3- above kitchen cabinets, 1- additional in each the primary bathroom, study closet, right of fireplace, and 2- in tandem bay of garage	\$600.00
◦ Add pre-wired light kit at diningroom	\$75.00
◦ Install two floor plugs in livingroom	\$620.00
◦ Install gas line at patio	\$175.00
◦ Add 3-reclaimed beams to the dining room ceiling	\$1,500.00
◦ Add gutters to back and side of home	\$1,170.00
◦ Upgrade primary tub to a freestanding deep soaking tub	\$4,700.00
◦ Add 4-110v exterior outlets at the following locations; 3- at exterior soffits, and 1- next to exterior door at 3rd bay of tandem garage	\$300.00
◦ Prewire for HDMI bundle above fireplace	\$865.00
◦ Upgrade to CAT5e wiring	\$125.00
• <u>Finish and Design Upgrades</u>	<u>\$41,167.00</u>
◦ <u>Kitchen</u>	<u>\$9,135.00</u>
▪ Wisenbaker solid-wood cabinetry with upgraded drawer guides, soft-close hardware, and satin SS pulls.	
▪ Upgraded quartz counters	

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• **Finish and Design Upgrades**

- Kitchen ctd.
 - Upgraded tile backsplash
 - Upgraded waste bin drawer and modified cabinetry layout
 - Upgraded GE Appliance Package
 - Upgraded Moen Align fixtures
 - Upgraded under-mount kitchen sink
- Bathrooms \$10,807.00
 - Wisenbaker solid-wood cabinetry with upgraded drawer guides, soft-close hardware, and satin SS pulls.
 - Upgraded under-mount sinks
 - Upgraded marble counters, shower seat, and windowsill
 - Added head-knocker cabinet in primary bath water closet
 - Upgraded primary shower floor from plastic pan to tile, shower enclosure, and added floor-to-ceiling wall tile
 - Upgraded Moen bathroom fixtures
 - Upgraded vanity lighting
 - Upgraded primary shower enclosure
 - Added wall tile surround around free-standing bathtub
 - Upgraded shower tile in secondary bathroom
 - Upgraded mirror frames
- Flooring \$16,559.00
 - Upgraded Armstrong Rigid Core Elements waterproof vinyl plank flooring throughout the home

• **Miscellaneous Upgrades**

\$23,545

- Upgraded 8-foot solid wood mahogany front door and Schlage Wi-Fi enabled smart lock
- Upgraded tile fireplace surround and custom reclaimed wood mantle
- Upgraded paint selection throughout home

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○ Miscellaneous Upgrades ctd.

- Upgraded Ring Alarm system and security cameras \$750.00
- Added French drains and underground down-spout drains **
- Added pedestrian gate to back fence for direct lake access \$850.00
- Added concrete sidewalks to both sides of the home and a trash bin pad at the tandem garage exterior door **
- Added solar landscape lighting throughout the property \$500.00
- Added gravel seating area in backyard \$650.00
- Upgraded Wi-Fi irrigation system controller \$130.00
- Upgraded remote-control ceiling fans throughout the home and on the patio \$1,750.00
- Upgraded EcoBee Thermostat \$250.00
- Added Somfy window shades to all windows excl. secondary bedrooms \$14,000.00

• **Pool and Decking Installation**

\$75,000

- 24'x13' Custom heated rectangle pool with raised 9'x6'x42" deep spa, featuring an 18" raised wall with 3-decorative copper scuppers
- Pebble sheen Gunitite in prism blue with travertine coping, with splitface travertine facing and cap along the raised spa and firepit
- Jandy Stealth circulation pump, FloPro water feature pump, CV-580 Filter, 400k BTU heater, 4-multi color LED lights, and iAqualink Wi-Fi remote control system
- 424 sqft deck featuring a spacious seating area and a large raised gas firepit with glass media

Total Upgrades

\$156,167.00

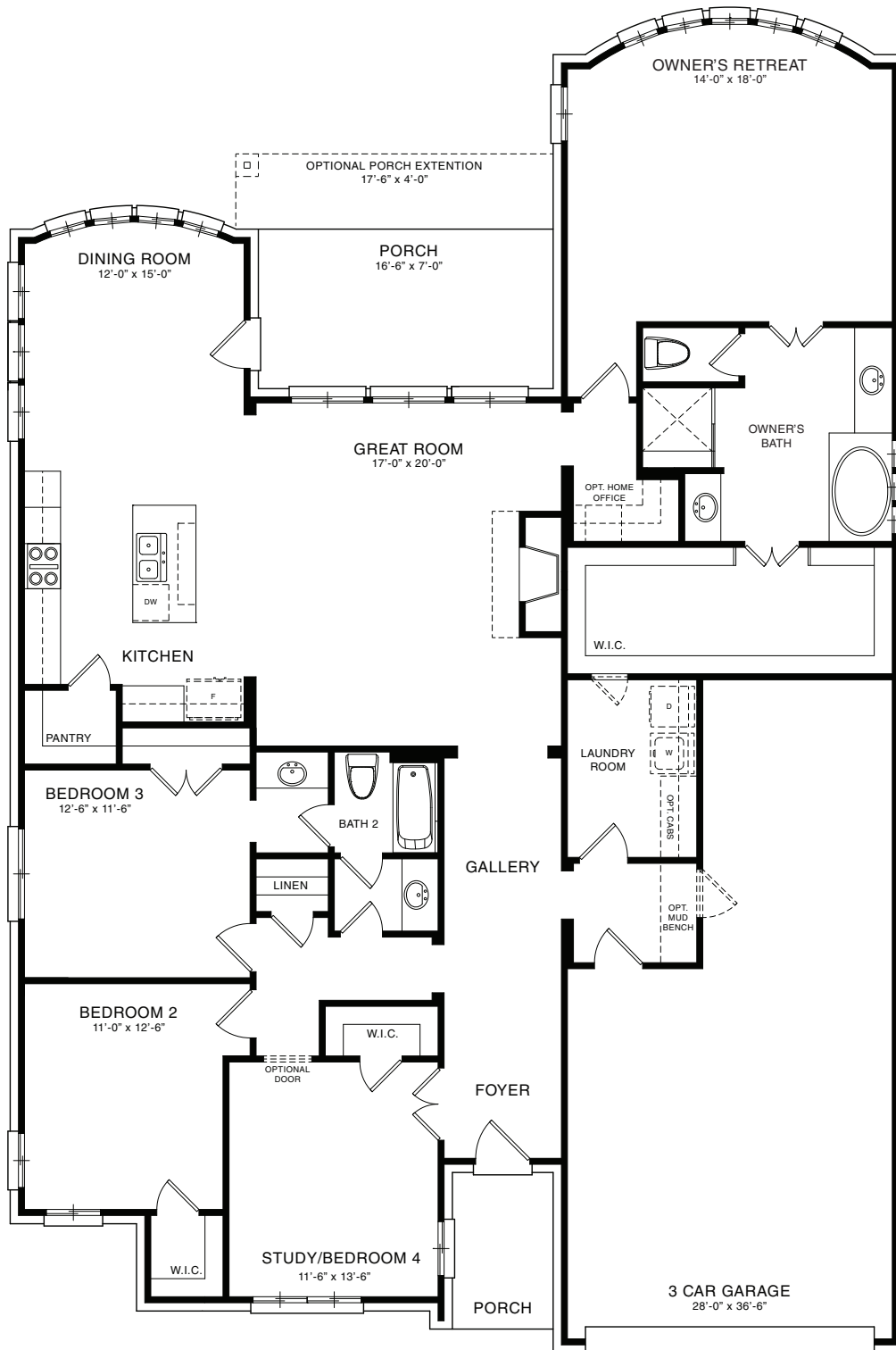
** Completed with pool installation



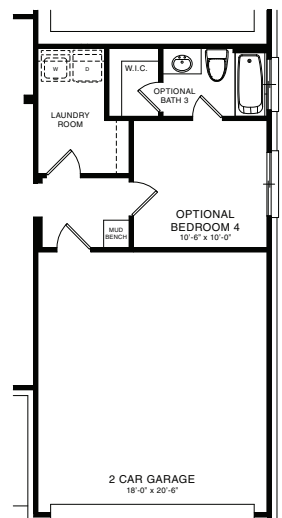
STYLE B - 2438 SQ.FT.



STYLE C WITH OPTIONAL STONE - 2438 SQ.FT.



MAIN FLOOR PLAN
STYLE B



OPTIONAL 4TH BEDROOM
STYLE B



FEATURES & FINISHES

SIGNATURE SERIES

QUALITY EXTERIORS

- Covered rear porches with ceiling fan enhances outdoor living
- Fiber cement exterior siding, fascia, and soffit
- Lifetime, limited warranty dimensional shingles with algae resistance
- Designer clay brick available in a variety of selections
- Choice of two tone paint combinations
- Low maintenance FiberCraft or mahogany stained 8' front door
- Aluminum gutters on the front horizontal eaves
- Automatic programmable sprinkler system
- Fully sodded front and rear yards
- Attractive front landscape package
- Cast stone address plaque
- Carriage-style garage doors

LIVABLE INTERIORS

- Energy saving ceiling fan with light kit in family room and master bedroom
- Conveniently located CAT 5 Data and RG 6 Cable outlets
- Pre-wire for motion detector and additional security key pads
- High ceilings in prominent areas add volume to rooms
- Ceramic tile in entry
- Crown molding in select areas
- Rounded sheetrock corners throughout home softens the appearance of interior spaces
- Custom rod and shelf in utility room
- Brushed nickel door knobs and hardware
- Raised panel interior doors
- Media air filters to improve interior air quality
- Dramatic stairways on two stories with stained handrails
- Air conditioning vents in the master closet
- Sherwin Williams designer paint

KITCHENS

- Expertly crafted cabinets with adjustable shelves available in a variety of finishes
- GE appliance package including gas self clean range, built-in microwave, and energy saving dishwasher, in a designer slate finish
- Granite countertop with stainless steel under mount double bowl sink
- Oversized kitchen island with pendant lighting
- Endless choices of ceramic tile flooring in the kitchen and breakfast room
- Durable ceramic tile backsplash
- Chrome faucet with vegetable sprayer

BATHROOMS

- His and Her sinks with granite tops in master ensuite
- Drop in garden tub in master with ceramic tile deck
- Beautiful stained cabinets in master and secondary baths
- Elongated commodes in all baths
- Ceramic tile floorings in all baths
- Chrome plumbing fixtures
- Separate master shower with glass enclosure
- Exhaust fans in all baths vented to the outside

HOME ENERGY

- Digital programmable thermostat(s)
- 14 Seer Lennox high efficiency air conditioner units
- Environments for Living® energy program with guaranteed maximum energy bills
- Airtight polysealant foam on exterior plates, windows and doors
- R30 insulation in all flat ceilings
- Soffit venting with roof ridge vents provide air flow for the attic
- Radiant barrier roof decking reduces the temperature of attic and reduces strain on air conditioning
- Vinyl framed low E double pane windows
- Energy efficient gas water heaters
- Flow Guard Gold plumbing supply system for increased energy efficiency and less maintenance

PEACE OF MIND

- Two Year warranty on workmanship and materials
- Ten Year third party structural warranty
- Smoke and carbon monoxide detectors
- Guardian certified third party engineering and inspection program
- Advanced engineered floor
- Full security system with contacts on all accessible windows
- 3000 PSI post-tensioned engineered foundations
- Structural framing system designed for windstorm requirements
- Breaker Box inside of the garage
- Garage door openers with two transmitters

JUST FOR YOU

- Quality assurance meetings with your builder at significant construction stages
- Professional managed Design Center where you receive a minimum of four hours of consultations
- Multiple after sales surveys to ensure your satisfaction before home closing

EMPIRE COMMUNITIES OF TEXAS

STANDARD SPECIFICATIONS

Community: Coastal Point 60'

Buyer #1: Michael Shane Kurz

LAUREL SERIES

Buyer #2: _____

1/24/2019

Property Address: 4812 Wagtail Way Lane

Plan name: Bridle / B

FOUNDATION

Engineered post tension slab on grade
3000 PSI concrete
Polyethylene vapor barrier

FLATWORK

DRIVEWAY AND SIDEWALK
FRONT PORCH
REAR PORCH

3000 PSI concrete
Picture frame at joints with broom finish
Brick front porch
Smooth concrete finish

FRAMING

WALLS
FLOOR JOIST
CEILING JOIST AND BEAMS
SUBFLOOR
ROOF DECKING
SHEATHING

Engineered frame design
Min 2" x 4" stud grade space 16" O.C.
Engineered wood I-joist, spacing per plan
Yellow pine typical, sizing and spacing per plan
3/4" T & G Oriented Strand Board (OSB) glued and nailed
7/16" OSB radiant barrier
Min 1/8" Thermoply on exterior walls

EXTERIOR VENEER

BRICK
MORTAR
SIDING
SOFFIT
FASCIA & TRIM

Brick on first floor front, sides and rear. Siding on partial areas of entry and second floor areas per plan
King size clay or concrete
Gray color with standard weather joint
Fiber cement board
Fiber cement soffit
Fiber cement board

ROOFING

Lifetime Limited warranty, architectural shingles
Certainteed Landmark
Venting with soffit vents, ridge vents, and/or airhawks

WINDOWS

Vinyl with Low E-66 glass, double pane, clear glass, tilt out sash

EXTERIOR DOORS

FRONT DOOR
OTHER EXTERIOR DOORS
GARAGE ACCESS DOOR

3'0" x 8'0" Wood or Fiberglass
2'8" x 6'8" metal full lite
2'8" x 6'8" solid core hardboard two panel

INSULATION

EXTERIOR WALLS
SLOPED CEILINGS
FLAT CEILINGS BELOW ATTIC

R-13 Fiberglass batts, excluding garage walls
R-22 Fiberglass batts
R-30 Blown insulation

GARAGE DOOR

Carriage style metal door with metal accents, no windows
Garage door opener

FIREPLACE

36" Heatilator Firebox with direct vent
Tile surround
Wood mantel

GUTTERS

Front elevation horizontal areas
Pre-painted rolled aluminum

INTERIOR WALLS

1/2" Gypsum wallboard
5/8" Gypsum wallboard at garage common walls, under stairs and at garage ceiling
Splatter texture on interior walls and ceilings
Rounded outside corners excluding windows

PAINT

EXTERIOR
INTERIOR

Sherwin Williams Latex paint on siding and trim - two color from approved selections
Sherwin Williams Latex paint on walls and ceiling - single color from approved selections
Sherwin Williams Latex semi-gloss on doors and trim - single color from approved selections
Handrail stained with approved selection

INTERIOR DOORS and TRIM

DOORS
CASING
BASEBOARD
SHELVING
CLOSETS
WINDOW STOOL
CROWN MOULDING

All trim paint grade unless noted otherwise
6'8" Height, smooth 2 panel, hollow core
2-1/2" CA2 finger-jointed white pine
B695 6 1/2" White Pine FJ
1" X 12" OR 1" X 18" MDF Bull nose
1" X 12" MDF bull nose with stained wood rods
White pine finger jointed
4 -1/4" CM48 MDF in living, dining, study, and one story foyer

STAIRS

Half wall or stair parts per plan
Stain grade handrail in select areas per plan
Iron balusters, painted skirt and half wall caps
Stained 3 1/4" Box newel
Carpet on steps

CABINETS

KITCHEN

Pre - finished stain grade with flat panel doors
42" Tall wall cabinets

MASTER BATH
SECONDARY BATHS
POWDER

Bump out cabinet above range and refrigerator
Pre - finished stain grade with flat panel doors
Pre - finished stain grade with flat panel doors
Pedestal sink, integrated

COUNTERTOPS

KITCHEN

Level 1 granite, 3 cm with square edge
Stainless Steel Undermount Mirado 209

SINK
BACKSPLASH

Level 1 ceramic tile laid square

MASTER BATH

Level 1 Granite

SINK
HALF WALL

Undermount Mirado A2113

SECONDARY BATHS

Level 1 Granite

Cultured marble with integrated rectangular bowl

HEATING AND AIR CONDITIONING SYSTEM

System design, sizing and specifications by HVAC contractor
Overall system designed as 14 SEER Lennox unit
80% AFUE gas furnace
R6 Foiled wrapped ducts
Honeywell digital programmable thermostat

ELECTRICAL

All interior wiring shall be copper and designed to meet National Electric Code.
Decora type switches and light fixtures located per plan
Bedrooms blocked and wired for ceiling fans
Load center located in garage

LOW VOLTAGE ALARM

Two Cat 5 (phone) and RG 6 (cable) located per homeowner
18" Structured wiring cabinet
Keypad at garage access door
Contacts at all accessible windows
Contacts at all exterior doors
Prewire for second keypad
Prewire for motion detector in Family Room

CEILING FANS

Ceiling fan and light kit in Family Room
Ceiling fan and light kit in Master bedroom
Ceiling fan and light kit at Covered Patio

LIGHTING

Decorative Lighting Package - Gather Brushed Nickel
Recessed cans in low foyer, kitchen, breakfast and stairwell
Three hanging pendants at island
Four foot fluorescent in garage
Recess can at front porch
Hanging fixture at high foyer and dining
Wall mounted fixture above all vanities
Surface mount fixtures in hallways, bedrooms and walk in closets
One coach light at garage

PLUMBING

Two exterior hose bibs
Drop in tub in master
50 gallon gas water heater
Elongated commodes throughout
CPVC FlowGuard Gold water supply lines
Pedestal sink in Powder room
Fiberglass shower pan in Master bath
Chrome Moen Brantford bath fixtures throughout
Chrome Moen Camerist kitchen faucet with OB spray

SHOWER/TUB SURROUNDS

MASTER BATH

12" X 12" ceramic tile, 8' high at shower and 18" high at tub
72" Tall clear glass shower enclosure with chrome finish
Level 1 Ceramic tile laid straight

SECONDARY BATH

Fiberglass shower pan
8' high, 12" X 12" ceramic tile at shower /tub combo laid straight
white porcelain steel tub

HARDWARE

FRONT DOOR
REAR DOOR
GARAGE ACCESS DOOR
MASTER BEDROOM AND BATHROOMS
SECONDARY BEDROOMS AND MISC DOORS
TOWEL BARS AND RINGS, PAPER HOLDERS

All locks brushed nickel finish
Kwikset Handleset
Kwikset Polo entry keyed lock with keyed deadbolt
Kwikset Polo entry keyed lock
Kwikset Polo privacy lock
Kwikset Polo passage lock
Moen Yorkshire - Brushed nickel finish

MIRRORS

42" Tall in all baths

FLOOR COVERINGS

CERAMIC TILE
CARPET
CARPET PAD

FOYER
KITCHEN
BREAKFAST ROOM
UTILITY ROOM
DINING ROOM
LIVING ROOM
STUDY
GREAT ROOM
GAMEROOM
MASTER BEDROOM
SECONDARY BEDROOMS
MASTER BATH
SECONDARY BATHS
CLOSETS
STAIRS

Level 1 - 12" X 12"
24 oz. 100% Polyester Textured Saxony
3/8" PAD
Ceramic tile
Ceramic tile
Ceramic tile
Ceramic tile
Carpet
Carpet
Carpet
Carpet
Carpet
Carpet
Carpet
Carpet
Ceramic tile
Ceramic tile
Carpet
Carpet

APPLIANCES

RANGE
MICROWAVE

GE Slate
GE 30" Gas Freestanding Range - JGB660EEJES
GE OTR Microwave - JVM6175EKSS

DISHWASHER

GE Dishwasher - GDF530PMMES

LANDSCAPE

SOD

Front and rear yard

TREES

2 trees in front yard placed at Builder's discretion

LANDSCAPE

Package of shrubs and flowers in mulched areas of yard

IRRIGATION

Included, Front and rear yard

FENCE

6' Cedar fence with 1 gate on the garage side of home.

Location of fence returns on side of home will be determined by the builder

Standard Specifications will take precedence when a conflict arises between Specifications and building plans.

Furnishings, upgrade selections, landscaping and decorating accessories displayed in the model home are not included in the home; unless stated in the Community Specifications.

Standard Specifications are subject to change. Builder reserves the right to substitute products of equal value. Purchaser shall be made aware of any changes.

Any home features or selections that deviate from the Standard specification, whether at no cost or an upgrade, must be documented on the Contract Modification Addendum. All changes to the Specifications must be made in accordance with the Contract terms and time restrictions.

Acknowledged and Executed the _____ day of _____, 201_____

Buyer #1

Buyer #2 (or if applicable Joinder of Spouse)

X

X

EMPIRE COMMUNITIES OF TEXAS

By: M. Randolph

Name: Michelle Randolph