



ROYAL TEXAN HOMES INCLUDED FEATURES

What makes our Included Features different and how it benefits you:

- **The materials we use are superior, but the way we do things is unique and equally important.**
- We have a **due diligence process** we would like you to use before deciding on any builder.
- We offer a **clear pricing structure**. This allows almost immediate budget creation.
- We have a **full team of Architectural Designers** and a process designed to make the process easy and pleasant for you.
- Our **Design Studio** and **Interior Designers** are incentivized to work for you, giving you **11 hours** of dedicated, personalized guidance and expertise.
- Our **permitting and starts team coordinates and manages everything** from utilities set up to permits and HOA submissions for you, **ensuring a hassle-free transition** into your new home with minimal disruptions and maximum convenience.
- Our **Project Managers only oversee a maximum of 5 projects in the field at any one time**. This guarantees personalized attention and frequent **daily site visits** to prioritize quality and ensure our clients receive the exceptional care they deserve throughout the building process.
- **Our Project Manager is available and able to communicate freely with you.** You will hear from your Project Manager every day.
- Our focus on **quality control** is the priority of everything we deliver.
- Our use of **multiple 3rd party inspections** and the quality standards demanded are uniquely Royal Texan Homes and a benefit to you.
- Our **After Care Program** is massively important to your transition to living in your new home.
- **High-performance homes** that deliver unparalleled levels of **health, comfort, efficiency, and sustainability**, built in accordance with Green Building Standards.

Historically Inspired, Design for Modern Living



EXCLUSIVELY PRESENTED BY
Royal Texan Homes LLC

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STRUCTURAL FEATURES ENGINEERING

- Our engineering partner brings over 75 years of expertise in residential design, engineering, and construction to ensure the structural integrity of your home.
- Our engineer insists on their 3rd party inspectors inspecting our engineered structures to tie back to their engineering.
- While cheaper options exist, **we prioritize quality over cost**, partnering with engineers committed to excellence and precision.

FOUNDATION

- The **project manager** responsible for your home will **supervise the entire process**.
 - This is an important day, and we must supervise the entire process. Your foundation is essential, and we are committed to quality control as a standard in this process.
- **3000 PSI minimum concrete on all slab foundations**.
 - Concrete is the backbone of construction projects. Concrete PSI (Pounds per Square Inch) indicates the amount of force, in pounds per square inch, that concrete can withstand before it falls or breaks. The higher the PSI, the stronger the concrete.



FRAME

- **2x6 frames** create a stronger frame and are crucial for homes with tall ceilings. This also allows for thicker insulation.
- **Sill Seal** forms a barrier beneath your bottom plate to prevent moisture from wicking into your frame.
- The **Zip System®** allows better shear performance of the frame and is a more robust sheathing system versus house wrap.
 - Engineered for optimal performance, the **Zip System®** provides a robust barrier against moisture infiltration and air leakage, contributing to improved energy efficiency and indoor comfort.
- **Liquid Flashing** installation around the base and the top prevents moisture, air, and bug intrusion. We are the only builder we know of locally to apply this protection; it is not an upgrade.
- **Insulated Frame Corners**. This guarantees that your house envelope is insulated around the whole perimeter.
- **The living area boasts a 12 ft ceiling**, while all other areas have a 10 ft ceiling. These ceiling heights are standard features, not upgrades, and they provide the look and feel that is a Royal Texan Homes signature.
 - Ceiling heights can be tailored to accommodate each customer's unique preferences and requirements.

ROOFING

- We use High-Performance **Synthetic Underlayment** (TDI Windstorm Rated) on every project. Competitors use felt paper or cheaper products that do not perform long-term.
- **Ice & Water Shield Underlayment** in all areas with a roof pitch of 4/12 and under. This is recommended by the manufacturer but not necessary to meet the code. This is the highest level of protection. The BEST of the BEST.
- Our roofs feature **Radiant Barrier Roof Decking**, which deflects radiant heat and reduces cooling costs during hot summer months, enhancing energy efficiency and comfort.
- Limited Lifetime rated **TruDefinition® High-Performance DURATION® Roofing Shingles with SURENAIL® technology**, triple layer protection.
 - It is the first and only reinforced nailing zone in the face of the shingle. It will provide increased protection against "nail pull" from the wind.

EXTERIOR

- RTH Masonry program includes Brick & Stucco as standard.
- 8ft Mahogany Front Entry Door with Leaded Glass.
- 8ft tall **Insulated Garage Doors**.
- 8ft Full Lite Patio Doors.
- **Atrium 160 LowE-366 Vinyl Windows**.
 - The window's construction is reinforced with steel in the legs and sash to prevent bowing. It is a high-quality window.



MECHANICAL FEATURES

ELECTRICAL

- We use **12-gauge Wiring and 20-amp circuits**. This is not an upgrade but is included in every Royal Texan Home.
- **Copper Bus Panels**. This creates a lower resistance panel, which improves capacity and safety.
- Every room features **recessed LED lights**, providing ample lumens for practical lighting, improved longevity, and energy efficiency without the need for frequent bulb replacements.
- **Screwless Decora plates** are included for every light switch and electrical outlet. They give a much more elegant finish.
- Whole Home **Eaton Electrical Surge Protection** ensures that your entire home is shielded from power surges, safeguarding your valuable electronics and appliances against potential damage.
- **Undercabinet lighting** in your kitchen.
- **Decorative lighting** allowances for chandeliers, pendants, and sconce lighting allow you to enjoy choosing the jewelry of the home from our lighting partners.
- **Electrical outlet placements in the Pantry and primary closets** allow greater practicality and the reduction of clutter.

PLUMBING

- We include **two tankless water heaters**. This is because we place our water heaters over the areas that need hot water. This also means there is one less thing to go wrong.
 - Plumbers are often called to repair the pumps on recirculation systems, and by adding a second system, we have alleviated the need for recirculation.
- We use **PEX-A lines** to allow for expansion. PEX plumbing is common, but did you know there are three kinds: Type A, Type B, and Type C? Type A PEX allows for expansion, which is why we exclusively use it in our homes.
- **Frost-Free Hose Bibs** in all of our homes. Increasingly now, Texans are having to wrap their home's water hose bibs to try and prevent freezing pipes and broken bibs. Our response is to install Frost-Free Hose Bibs in all our homes.

INSULATION & HVAC

- **Trane Equipment XR 16** with matching furnace infrastructure. This used to be the XR17, but after the SEER 2 changed in January, it became the 16 Seer2-rated go-to. For years, Trane has been the marquee brand in HVAC.
- **16.2 Seer Dual Stage Trane System Heating and Air Conditioning with Wi-Fi Ready Thermostats & Whole Home Media filtration with Fresh Air Intake System.**
- Whole house **Aprilaire dehumidifier** for Improved Air Quality.
- **R21 Dense Packed Sanctuary® Cellulose Insulation from GreenFiber®**
 - Cellulose Insulation offers a safer alternative to other insulations commonly used in homes. It promotes a healthier indoor environment, free from respiratory irritants. This environmentally conscious choice not only enhances energy efficiency but also prioritizes the well-being of occupants, making it the superior option for sustainable and healthy living.

INTERIOR FEATURES

DESIGN STUDIO

- **Cabinets:**
 - **Custom handmade cabinets** with soft-close drawers and doors.
 - Dovetail box construction.
 - Deco panels on island and all cabinet ends.
 - Refrigerator cabinet surround at the Kitchen.
 - 4.25" crown at all upper cabinets.
 - Double trash can pull-out in the kitchen.
 - Bump out at kitchen range top.
 - Several Decorative Wood Hood Options.
 - All cabinet paint is Sherwin Williams Lacquer.
- **Appliances:**
 - **Café™ 36" Commercial-Style Gas Rangetop with 6 Burners** (Natural Gas)
 - GE® 30" Smart Built-In Self-Clean Single Wall Oven with Never-Scrub Racks
 - GE Profile™ Built-In Microwave/Convection Oven
 - GE® ENERGY STAR® Top Control with Stainless Steel Interior Dishwasher with Sanitize Cycle.
 - **Professional renderings of exteriors** - preliminary drawings are done with the client in-house.
 - **Level 4 kitchen countertops** include quartz, marbled quartz, granites, and exotic granites.
 - **Level 2 bathroom countertops**, which include Quartz selections and granites.
 - Delta Faucets with a lifetime warranty.
 - Frameless Glass at the primary bathroom shower.
 - Bathroom sinks are under-mount and either rectangular or oval.
 - A Direct vent fireplace, which includes cast stone surround.



TRIM

- **8ft Interior Doors** at all levels.
- **8-inch baseboards** throughout the whole house, including the garage, closets, and second-story.
- **The pantry has 2 ft deep lower shelves** and 1 ft upper shelves with two outlets, which allows for a greater storage capacity and appliance usage in that space.
- **Shoe Built-ins are standard in the Primary Closet**, which is always helpful. Your designer and you will create a complete closet trim plan and diagrams in the Design Studio.

FLOORING & TILE

- **Latricrete Hydroban Waterproofing Systems** in all showers and tub/showers.
 - We provide lasting protection against moisture damage with Latricrete Hydroban Waterproofing Systems, backed by a 10-year warranty.
- **Heavy Duty Protection FloorShell®**. Impact and leak-resistant flooring protection, used during construction, is 5x thicker than builder paper.
- **Wood Flooring** standard in the Kitchen, Study, Foyer, Hallways, Powder Room, and Pantry.
- **Level 3** 12x24 tile in all wet areas.

QUALITY ASSURANCE

AFTER CARE PROGRAM

Our **12-month After Care Program** is designed to extend our commitment to you. Starting from your closing date, we'll schedule visits every three months to follow up with you and your home. During this visit, we will inspect and service the following:

- HVAC Filters
- Plumbing
- Electrical
- Irrigation
- Weather seals

WARRANTY

- **The 2-10 Home Warranty:**
 - **1Yr Finishes Warranty:** Roof covering, cabinets, countertops, door panels, exterior siding, hardwood floors, ceramic tile, drywall, interior trim, carpet, paint and fireplace
 - **2yr Mechanical Warranty:** Supply piping, waste piping, ductwork, and electrical wiring.
 - **10yr Insured Structural Warranty:** Roof framing systems, load-bearing walls and partitions, beams, columns, footings and foundation systems, floor framing systems, girders, lintels, and masonry arches are all covered under a 3rd party insurance plan through 2-10.
- **Professionally Engineered & Inspected Foundations.**
- **Professionally Engineered Structural Framing Plans,** inspected and certified by 3rd party Engineers & Inspectors on every home.
- Multiple 3rd Party Inspections throughout the building process.

PAINT

- Our interior trim receives the premium touch of **Sherwin Williams Low VOC Emerald® Urethane Trim Enamel Paint**, ensuring both impeccable aesthetics and environmental responsibility.
- Both interior and exterior walls are treated with **Sherwin Williams SuperPaint®**, offering exceptional coverage, durability, and color retention for enduring beauty and protection.

SHEETROCK

- We install **PANEL REY® LIGHT REY1/2" sheetrock on interior walls** and 5/8" firerock at the garage common walls secured with drywall screws. We do not use nails.
 - It's **Low VOC and Greenguard Gold certified.** Choice of round or 90-degree outside corners throughout, including windows. We apply a light orange peel texture.



BUILDTREND® APP

Buildertrend® is a cloud-based construction management software connecting builders and homeowners.

- Plan Viewing and Document Sharing.
- Photo Documentation - Builders take photos of the job site every time they are on site.
- Mobile App.
- Lifetime login.
- Online Studio for Selections.
- Holds all communication in one place.
- Holds all documentation in one place.
- Cost Tracking - Through Change Orders, Contracts, and more, the Financing section keeps everything on track for us and the Homeowner.

Scan the QR Code to see detailed videos and flyers about all our included features.

