

### **FOUNDATION**

10 Year Home RWC of Texas Warranty  
Soils test performed on each lot  
Engineered foundation  
Post tension slab  
3000 PSI concrete  
3rd Party inspection

### **DRIVEWAYS AND PRIVATE WALKS**

Minimum 4" thick concrete with wire mesh  
3000 PSI concrete flatwork allowance 2000 SF  
Picture framed and broom finished

### **CONSTRUCTION FEATURES**

16 Inch on center stud framing on all walls  
Owen Corning 30-year limited warranty shingles  
Custom on site framing  
10 Foot ceiling heights per plan  
1 1/8 Subfloor tongue-in-groove floor decking  
Fully sheetrocked attached garages  
Hardi-plank full wrap home  
7/16 OSB professionally installed on all exterior walls  
In-House architectural services provided  
GL/BR/WC Insurance

### **PLUMBING**

PVC supply line from the meter or well (up to 100')  
PEX plumbing lines  
Garbage disposal 1/2 HP  
Stainless steel undermount kitchen sink  
Delta Linden Oil Rubbed Bronze kitchen fixtures  
Delta Linden Oil Rubbed Bronze bath fixtures  
1 Tankless water heater - Propane Fueled  
Electric and gas connections at utility and kitchen  
Elongated commodes  
4 Exterior hose bibs

### **ENERGY FEATURES**

Ridge vents per plan  
R-38 Blown insulation in attics  
R-22 Insulation in sloped ceilings  
R-13 Insulation in all exterior walls  
Tech Shield radiant barrier sheathing for roof decking  
Tyvek Home Wrap  
High-efficiency Low E-glass Double Pane Vinyl  
Windows with tilt out sash  
Poly sealant around all windows, doors, pipes, wiring  
holes, and exterior base plates for improved energy  
efficiency

### **AIR CONDITIONING**

Trane 16 SEER central air conditioning  
Trane gas furnace  
Programmable thermostats

### **ELECTRICAL**

All copper wiring in home  
All bedrooms blocked and prewired for ceiling fans  
Decor rocker switches  
\$2,500 Light fixture allowance  
Recessed can lights per plan  
4 Exterior flood lights

### **SECURITY AND SOUND**

24 Inch full enclosure  
Cat 5 TV and cable outlets in family, study and all  
bedrooms  
Prewired for surround sound in family room  
Prewired for stereo speakers on rear porch  
Full security system with two keypads, 1 glass break  
prewire, and motion detector prewire  
Smoke detectors (designated areas)

### **INTERIOR FEATURES**

Custom built natural stone fireplace/mantel per plan  
8 Foot mahogany leaded glass front doors  
5 1/4 Inch base trim and 3 1/2 inch casing throughout  
8 Foot 2 panel interior doors  
All doors in impact areas stained wood: great room,  
kitchen, and study  
Stained trim, interior window sills and doors in all  
impact areas: great room, kitchen, and study  
42" Benedettini Custom Cabinets, decorative crown  
molding, full extension drawer guides, raised, bead  
board, and shaker style panel doors available  
Under cabinet kitchen lighting per plan  
3 CM Granite counter tops in the kitchen/breakfast  
Ceramic tile kitchen backsplash  
3 CM Granite counter tops in master bath & powder room  
Undermount china bowls in master bath, secondary  
baths, and powder room  
Venetian Marble surface at utility room and secondary  
bathroom countertops  
Beveled mirrors in all bathrooms  
Wood flooring: entry, dining room, and study  
Tile floor in kitchen/breakfast, utility and all bathrooms  
per plan  
Tile surround in all baths to ceiling  
1/2 Inch pad or 3/8 inch for Berber  
Sherwin Williams Primer and Paint  
Custom closet plans  
\$4,000 appliance allowance  
\$1,500 hardware allowance  
Complimentary Interior Design service to complete  
your selections