

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
Own Corning 30-year limited warranty shingles
Custom on site framing
10 Foot Ceiling heights per plan
1 1/8 Subfloor tongue-in-groove decking
Fully sheetrocked attached garage
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 bathroom & powder room
Undermount china bowls in master bathroom, secondary baths and powder room
Venetian Marble surface at utility room and secondary bathroom countertops
Beveled mirrors at 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
Sherwin Williams Primer and Paint
Custom closet plans
\$4,000 appliance allowance
\$1,500 hardware allowance
Complimentary Interior Design service to complete your selections

MillCreekHomesTexas.com

Katy: 713-400-9450 | 28365 West Texas Blvd | Katy, TX 77494

Chappell Hill: 979-830-5011 | 7220 Highway 290 East, Ste. B | Chappell Hill, TX 77426

