



## INCLUDED FEATURES: TEXAS

### INTERIOR FEATURES

- Luxury Vinyl Plank throughout main living areas of home (Foyer, Kitchen, Breakfast, Bathrooms, and Utility)
- Carpet in bedrooms, bedroom closets, study, game room, and second floor living area (if applicable)
- 3 cm Granite countertops with subway tile backsplash in Kitchen
- 3 cm Granite countertop with matching 4" backsplash in Bathrooms
- Custom Cabinet with choice of door styles and colors to choose from
- 36" upper cabinets in kitchen with concealed hinges, crown molding & adjustable shelves
- 35" tall vanity cabinet in master bath, 31" tall vanity cabinet in secondary baths
- 6'8" Hollow Core Doors
- Kwikset Polo Knob Door hardware in Brushed Nickel
- Sheetrock walls & ceiling—Monterrey Drag texture
- Sherwin Williams paint
- Elegant Framed Mirrors in all baths with a variety of frames

### PLUMBING

- Double Bowl Stainless Steel Undermount Kitchen Sink
- White Oval Undermount vanity sinks in Bathrooms
- Oversized Garden Soaker Tub with tile surround at master bath
- Steel tub with tile surround at secondary baths
- Moen Arbor Pulldown Kitchen Faucet in Spot Resistant Stainless
- Moen Eva Bath Faucets with Lifetime Manufacture Warranty in Brushed Nickel Finish
- Elongated Commodes in all Bathrooms
- WaterSense Certified Fixtures & Commodes
- 1/2 horse power, In-Sink-Erator Garbage Disposal
- PEX Water System
- (2) Exterior Hose Bibs

### ELECTRICAL

- 5-Blade ceiling fans with light kit in Family Room & Master Bedroom
- Ceiling mount fixtures in Brushed Nickel finish in secondary bedrooms
- Wall mounted Vanity Lighting in Brushed Nickel finish
- LED Lights Throughout
- Rocker Light Switches
- 12 gauge copper wiring inside home
- Whole Home Surge Protector at main breaker panel

### APPLIANCES

- GE Electric Range, Dishwasher, and Over-The-Range Microwave in Stainless Steel Finish



## **STRUCTURAL/EXTERIOR FEATURES**

- Engineered Soil Investigation & Report reviewed by Independent Registered Engineering Firm
- Engineered 3000 PSI concrete post-tension foundation with up to 26" beams
- Inspections performed by Independent Registered Engineering Firm
- 9' ceiling at first floor, 8' ceiling at second floor for 2-story homes
- Whole-house, 8-1/4" Hardie Lap Siding
- 2 x 4 exterior walls
- Structural wall ZIP sheathing and Tape
- AdvanTech Sub-floor (where applicable)
- GAF Timberline Natural Shadow Lifetime Architectural Shingle Roof, in a variety of color options
- 6'8" tall solid core exterior doors

## **PEACE OF MIND**

- Multiple 3rd Party Inspections at key stages of construction
- 10 year Structural Warranty & Manufacturer Warranties
- Assigned Construction Manager
- Scheduled meetings on-site with the Construction Manager during construction
- Quality Assurance Inspection before completion of home

## **ENERGY**

- Minimum 16 SEER system (Seasonal Energy Efficiency Ratio)
- Energy-Efficient LED lighting throughout home
- Mastic-sealed ducts tested to ensure less than 3% air leakage
- Honeywell programmable thermostat
- High performance double pane, vinyl windows with cardinal LowE3-366 glass with Multiple grid options and tilt in removable sash
- R-15 BIB insulation in exterior walls
- R-38 fiberglass insulation in flat ceilings
- R-19 fiberglass BATT insulation on sloped ceilings
- R-30 fiberglass BATT insulation on cold floors