



## INSPECTIONS

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Pre-pour slab inspection by design engineer inspector  
Frame inspection by 3rd part inspector  
Final inspection by 3rd part inspector  
Final grade inspection by 3rd part inspector

## SLAB

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Designed by a state of Texas licensed engineer  
Soils test performed on each lot for design  
Post tension slab with steel cables and rebar  
3000 PSI and 6 mil vapor barrier

## FRAME MATERIAL

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16" on center spacing for walls, ceiling joist, and rafters  
1-1/8" subfloor tongue-in-groove glued, nailed and  
screwed down  
Perforated fiber soffit with 1x8 fiber fascia and 1x2 drip  
edge  
Exterior completely wrapped with 7/16" O.S.B. & Tyvek  
waterproofing  
Tech-shield roof decking

## WINDOWS

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Atrium 5700 series Vinyl double pane Low – E with  
customer selecting color  
Bottom sash opens for comforting ventilation and is  
removable for easy cleaning  
Fusion-welded vinyl construction minimizes air /water  
infiltration, enhances durability  
5/8" insulated glass provides energy saving thermal  
performance

## SEPTIC

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Designed by the county engineer for you specific plan  
Solar Air Aerobic system sized by county design engineer

## DRIVEWAYS

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4" thick concrete with wire mesh reinforcement  
Rebar connecting all expansion joints  
3000 PSI with broom finish

## ROOFING

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Roof bid per plan specifications

## FIREPLACE

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ICON Series 60 wood burning fireplace with traditional  
brick pattern in multi-colored earthtones or  
contemporary herringbone pattern in dusky rose.  
<http://www.heatilator.com>  
Matchlight Gas Logs

## INSULATION

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Garage to have R13 in walls and R38 in ceiling  
R13 in exterior walls  
R11 sound proofing in all bathrooms, utility and master bedroom common walls  
R38 blown insulation in ceiling  
Poly-seal all exterior openings to prevent air infiltration

## STUCCO

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2.5 Lathe base material  
6 coats of stucco including scratch, brown, texture, primer, and 2 coats of elastomeric paint  
Acrylic and fiberglass mixed in with scratch and brown coat for extra strength and flexibility  
Foam decorative bands

## SHEETROCK

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½" sheetrock on all walls  
5/8" sheetrock on ceilings and garage common wall  
¾" bull-nose on all corners and windows reveals  
Choice of monterey or orange peel texture

## PAINT

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Choice of 3 different colors for walls, ceilings, and trim  
Pittsburg Paints Speedhide Eggshell light colors on walls and ceilings  
<http://www.pittsburghpaints.com>  
All interior stain to be Minwax  
<http://www.nam.sikkens.com>

## GARAGE DOORS

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Clopay Insulated Gallery doors  
<http://www.clopaydoor.com>  
Chamberlain Model 3280 ½ horsepower belt drive opener for all doors  
One keyless entry touch pad

## STONE

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Acrylic mixed with mortar to add strength and prevent future cracking

## MILLWORK

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Carbon-Fiber dent resistance exterior doors  
Interior doors selected by customer  
4-1/2" LB11 profile baseboards  
4-1/4" 8012 profile crown  
Closets designed by homeowners and trim carpenter with MDF shelving  
Stairs to be stained oak treads and risers with painted stringer and cap with wrought iron balusters (2 twist and one basket pattern)  
T-80 Aluminum attic stairs

## CABINETS

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Allowance estimated from plan and customers feedback on style and design  
Meet with preferred cabinet vendor for design and selections

## COUNTERTOPS

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3 cm slab granite in kitchen selected out of allowance by customer  
Choice of square, waterfall, bullnose, 3/8" or 3/4" bevel finish on granite  
Cultured marble with in-lay bowls in bathrooms  
Tile on utility countertop with tile backsplash

## PLUMBING

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2 tank-less water heaters  
PEX tubing water supply lines  
PVC main supply line and drains  
Fixtures selected from allowance set by customer

## LOW VOLTAGE

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Security system wired to windows, exterior doors and all smoke detectors  
14 total phone, data and cable locations  
Allowance for audio in house set by customer

## WOOD & CARPET

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Wood and carpet to be selected out of allowances set by customer

## FRONT DOOR

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Selected out of allowance set by customer

## AIR CONDITIONING AND HEATING

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16 SEER Carrier designed per house  
All Electric homes include heat pump  
Honeywell digital programmable touch pad thermostats  
All closed door rooms will have jumper ducts to allow for efficient air flow with a closed door  
Media Filters

## ELECTRICAL

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All copper wiring in home  
Aluminum underground from meter to house  
Décor rocker switches with customer choice of color (white, almond, ivory)  
Dimmers on recessed cans in kitchen, living, bedrooms and game rooms

## TILE

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Tile selected out of allowances set by customer  
Showers to have wall tile up to 9'  
Master tub tile surround to extend 24" above tub

## FINISHED GRADE

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Provide positive drainage surrounding entire house for proper water run off