



BUILDING SPECS

Residence of: 554 Burr Oak Ln 78133

SITE PREPARATION

Lot cleared for installation of slab.

CONCRETE

Foundation-Engineered Post tension slab.

DRIVEWAY

Gravel/Caliche from Parking to Road

FRAMING

Framing material & specifications meet/ exceed International Building Code standards

ROOFING

30 year composition shingle

SIDING

5/16 OSB on studs

Whole house wrap

Cement board siding

Trim-1" X 4" Primed Wood and 1" X 6" Cement board Facia

12" Perforated Cement board Soffit

SHEETROCK

1/2" Sheetrock on all interior walls, 5/8" Sheetrock on ceilings

INTERIOR TRIM

Interior Doors-6'8" Panel, painted Door Casing-2 1/4", painted Base boards-3 1/4",
painted Window Sills, MDF Particle board Wood Painted Shelving and top rail,

1" Closet Rods

WINDOWS

Vinyl frames

Insulated glass

KITCHEN AND BATH CABINETS

Northpoint Cabinetry

Color Options:

- White
- Antique White
- Dove
- Grey
- Cinder

EXTERIOR DOORS

Front Door-3'0" X 6'8" insulated, metal, double bore

Back Door-2'8" X 6'8" insulated, metal, double bore, glass panel

AIR CONDITIONING AND HEATING

15 SEER Unit with Heat Strip

Furnace has Manufacturer's Warranty on heat exchanger Foil covered flexible ducting R-8

White enameled register covers and return air cover

PLUMBING

Septic system installed per county specifications

5/8" PVC Main water line to meter

Connections for ice-maker, washer box w/valves, and 2 hose bibs w/anti-siphon

One 40-gallon electric water heater

SEPTIC

Possible soil settling over time around septic tank, owner's responsibility

FIXTURES-Builder Choice

Kitchen sink-Single hole single compartment stainless steel

Kitchen faucet- chrome handle faucet

Bathroom lavatory faucets- chrome 2 handle faucet w/4" spread

Combo Tub/Shower- Chrome faucet-Bath 2

Master Bath Fiberglass Shower

Commodes-White 1.6 gallon Elongated

ELECTRICAL

Electrical panel, 200 AMP

Electrical connections installed as follows:

Number of electrical receptacles in each room per uniform electrical code

CAT 5 will be run to living and bedrooms for use as phone and/or cable jacks

Smoke detectors, hard wired, per code

220 power for auto charger at meter on side of home

Ceiling fans in all bedrooms and Family Room

Standard light fixture package, includes two ceiling fans. No tamper proof breakers/plugs included

INSULATION

Poly seal and caulk all windows and doors
Exterior Walls-R-13
Sloped Ceilings-R-22
Blown Insulation in attic-R-30 Air Baffles

FLOOR COVERINGS

Stained Concrete: Entire House
Concrete floors are a natural product and as such will have color variations, chips and imperfections. For best outcome, we recommend "black". Due to chemical reactions the black has color variations from charcoal and black to dark cocoa.

COUNTER TOPS

Kitchen—Custom granite with 4" back splash
Bath Vanities—Custom granite with 4" back splash
Buyer may select one of the following granite selections that will be in both kitchen and bath (please google color selections, note that granite is a natural stone and slabs will differ slightly): New Venetian Ice, Dallas White, Uba Tuba, Steel Grey, Ornamental

HARDWARE

Entry—Satin Nickel Kwik-set lock and dead bolt Back Door- Satin Nickel Kwik-set lock and dead bolt Privacy lock sets- Satin Nickel, Kwik-Set lock sets One Satin Nickel towel hook in each bath
Satin Nickel toilet paper holders in Bathrooms

MIRRORS

Master Bath vanity mirror—1/4" plate glass, 42" high Bath #2—1/4" plate glass, 42" high

APPLIANCES (Brands may be mixed)

Range and Oven (Black or White)
Microwave/vent combination above range
Dishwasher

PAINT

Exterior—Primer w/latex exterior paint
Interior-Walls (single Color), latex paint
Trim-Oil base enamel (color: white)
Ceiling—Same as walls, latex paint
Texture-Sprayed Orange Peel finish on walls and ceilings

LANDSCAPING

No Sod or Topsoil included unless required for aerobic drip septic system.

HOME WARRANTY- StrucSure 10 Year Structural Warranty, 2 year warranty on mechanicals and a 1 year builder warranty

NOTE:

DUE TO FLUCTUATIONS IN PRICING AND AVAILABILITY OF CERTAIN ITEMS,
BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS OF COMPARABLE
QUALITY AND VALUE

PURCHASER DATE

SELLER DATE

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SELLER DATE

HILL COUNTRY CASITAS

BY

