

STANDARD SPECIFICATIONS FOR GENTLE CREEK

APPLIANCES

Stainless steel appliance package including 42" built-in refrigerator

CABINET TOPS

Bathrooms: Granite with drop-in bowls in master, guest & powder bath and Honed cultured marble with integrated bowls in secondary baths.

Kitchen & Butler Pantry: Granite surface with full-height ceramic tile backsplash.

Utility: Honed cultured marble

Wet Bar: Granite surface with 4" granite backsplash

CABINETS

42" upper cabinet height.

Built-in TV cabinets per plan.

Concealed "European" hinges.

Custom made per plan and finished on site.

Includes rounded corners in kitchen.

Raised panel doors.

Stain-grade ash or painted in kitchen, family room, study & powder bath.

CARPET

\$20.00 per yard allowance over 7/16" 19 lb. deluxe cushion rubber pad.

Standard in Family Room, Game Room, all Hallways, all Closets, and all Bedrooms.

CERAMIC TILE

\$3.00 per square foot allowance to include all materials.

Standard in kitchen, nook, utility, baths and hallways with exterior doors.

EXTERIOR DOORS

8' solid mahogany front door

Other exterior doors - wood, with or without divided light glass

EXTERIOR WALLS

Boral or Acme brand king-sized brick. Natural stone per plan.

FIREPLACES

42" Heatilator or equivalent gas appliance or wood-burning.

Faces of brick, ceramic tile or stone. Mantle is wood or stone with choice of approved styles.

FLATWORK

Broom-finished patios and stoops.

Broom-finished, 2500 P.S.I. strength concrete with reinforcing to meet city code.

Driveways are 11 - 11 1/2 feet wide to garage apron.

Four (4) feet wide lead walks with brick ribbons to front door.

Front porch is faced in brick to match exterior.

FOUNDATION

Installed per engineer's design with a minimum strength of 3000 P.S.I. concrete.
Post-tension slab designed by structural engineer.
Soils test by geotechnical engineer.

GARAGE DOORS

8x16 steel sectional door with torsion spring and decorative panels. (Per Plan)
8x8 steel sectional door with torsion spring and decorative panels. (Per Plan)
Two (2) automatic openers are included.

GUTTERS & DOWNSPOUTS

Full, continuous seam, aluminum gutters from approved samples.

HARDWARE - EXTERIOR

Front door: Handle set with single-cylinder dead bolt in rubbed bronze finish
Garage and other exterior doors: Key lock and single-cylinder dead bolt in rubbed bronze finish.
Schlage accent series or equivalent in rubbed bronze finish. Ten (10) year warranty on finish.

HARDWARE - INTERIOR

Designer rubbed bronze finish on all door and bath hardware.

HEATING & A/C

Air conditioning SEER rating of 14.
Honeywell programmable setback thermostats are included.
Zoned, natural gas heat by Carrier.

INSULATION

Blown-in, R-38 cellulose in ceilings.
Dow brand insulating sheathing.
Poly-foam in all exterior and plate penetrations.
R-13 blown-in cellulose in walls.
R-19 fiberglass batt in knee walls and single member ceilings

INTERIOR DOORS

Solid core doors throughout.

INTERIOR TRIM

"Double" crown moulding in Foyer, Formal Dining & Formal Living
"Single" crown moulding in Study, Family Room, Master, Kitchen/Nook, All Baths, Gameroom & Media.
Designer "wide" baseboards (1 X 6 MDF with PM5 cap) in Foyer, Study, Dining, Family, Kitchen/Nook, Master Bedroom & Bath.
Window Stools: All rooms paint-grade FJ white pine with casing skirt.

INTERIOR WALLS

Choice of standard or "special" texture in Kitchen/Nook and All Baths.
Splatter-drag texture finish with rounded corners in the focal areas.

LANDSCAPING

Package includes partial sod & irrigation, bed preparation, plants and two trees.

LIGHT FIXTURES

Generous allowance for decorative fixtures selected by homeowner.

MIRRORS; SPECIAL GLASS

Mirrors are included above all lavatories.

Obscured or clear glass above tub in Master Bath.

PLUMBING

"Jetta" whirlpool garden bath with ceramic tile tubdeck.

Elongated commodes in all baths.

Four (4) exterior frost-resistant hose bibs.

Stainless steel undermount kitchen sink.

Two (2) 50 gallon water heaters per plan.

PLUMBING FIXTURES

Kitchen Sink: Delta stainless steel with pull-out spray head.

Master Bath: Delta Victorian Rubbed Bronze finish with 8" spread on lavatories.

Powder & Guest Bath: Delta Victorian Rubbed Bronze finish with 8" spread on lavatory.

Secondary Baths: Delta Victorian Rubbed Bronze finish with 4" spread on lavatories.

Utility: Fiberglass laundry sink with single-handle chrome faucet.

ROOFING

Tamko Heritage II - 30 yr. limited warranty. Choice of 3 Colors-Thunderstorm, Oxford Grey or Weathered Wood

SECURITY, PHONE, TV

2 home office (2 coax + 2 Cat5 x 2 locations) & one 6.1 surround sound pre-wire included

Full security system included with 2 keypads and sensors on all operable windows and exterior doors.

Structured wiring panel included with 5 phones (Cat-5 x 5 locations), 5 DSS (2 coax + Cat5 x 5 locations)

SEPTIC SYSTEM

Aerobic treatment system with two (2) year service contract included.

SHOWER & TUB SURROUNDS

Choice of honed cultured marble or ceramic tile.

STAIR SYSTEMS

Stained handrail with wrought iron balusters and oak starter step.

WARRANTY

Ten year limited warranty by Home of Texas

WINDOWS

Aluminum frames in white or sierra sand with Low-E insulated glass.

Choice of divided light glass or clear glass.

Ten (10) year limited warranty on seal breakage and mechanical parts.