

# STANDARD SPECIFICATIONS FOR WHISPERING FARMS

## A P P L I A N C E S

Stainless steel appliance package including 42" built-in refrigerator

## C A B I N E T T O P S

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

## C A B I N E T S

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.

## C A R P E T

\$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.

## C E R A M I C T I L E

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

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

## E X T E R I O R D O O R S

8' solid mahogany front door

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

## E X T E R I O R W A L L S

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

## F I R E P L A C E S

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.

## F L A T W O R K

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.

## F O U N D A T I O N

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.

## G A R A G E D O O R S

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.

## G U T T E R S & D O W N S P O U T S

Full, continuous seam, aluminum gutters from approved samples.

## H A R D W A R E - E X T E R I O R

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.

## H A R D W A R E - I N T E R I O R

Designer rubbed bronze finish on all door and bath hardware.

## H E A T I N G & A / C

Air conditioning SEER rating of 14.

Honeywell programmable setback thermostats are included.

Zoned, natural gas heat by Carrier.

## I N S U L A T I O N

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

## I N T E R I O R D O O R S

Solid core doors throughout.

## INTERIOR TRIM

"Double" crown molding in Foyer, Formal Dining & Formal Living

"Single" crown molding 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 tub deck.

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.