

APPENDIX 'A' – New Home Specifications

605 Boushka, Lot 122

7 Creeks Ranch, Burnet, TX 78611

Approx. 3,502 LSF, 5,034 Total Sq. Ft.

STRUCTURAL

- **Foundation:** 5 sk. Concrete - 3000 PSI, Approximate 36" average exterior beam depth and 12" interior beams, 6 - 5/8" rebar in exterior beams, 4 - 5/8" rebar in interior beams, 3/8" rebar 16" O.C. for matt. 6 mill poly – vapor barrier. Comply with engineer's specifications. The foundation is treated prior to pour for termites by Termimesh.
- **Framing:** According to blueprint specifications. #2 grade lumber will be used throughout house. CCA treated plate installed on the ground level. All exterior and interior studs will be 2x 4 and 2 x 6 according to engineer's specifications. Install vapor barrier on exterior walls (Tyvec). All joist and rafters will be 2 x 6 or better #2 YP. Install Hardee soffit, 2 x 8 and 1 x 4 Real Trim fascia – per blueprint specifications. Install Hardee soffit on porch and patio ceilings.
- **Roofing:** Tampco 30-year composition shingle roof – Black. Install double locking standing seam metal roofing accents – Color Black per plan specifications. Install flashing as required. Install drip edge as required. Install aluminum seamless gutters in all plant bed areas color to match the roof.
- **Insulation:** Install open cell foam attic and exterior wall insulation throughout home. Garage not included. Caulk and poly-seal all bottom plates, and around all exterior door and window openings

EXTERIOR

- **Stone:** Builder will install standard 4",6",8" limestone rock - Color Texas Mix, across the front according to plan specifications. Mortar will be white (Spectrum).
- **Siding:** Install Hardee Board & Batten siding. Exterior paint color Sherwin Williams #7022 'Alpaca'.
- **Windows:** Andersen 100 series, black, aluminum frame, double pane, Low E windows with thermal break.
- **Exterior Doors:** One 12' x 8' Marvin – Elevate, sliding, black frame, four panel doors (2 fixed, 2 operable).
- **Garage door:** One 18' x 8' and one 9' x 8' metal, insulated garage doors, with 2 - ½ HP Liftmaster opener. **See the attached selection.**
- **Front Doors:** Two 3'0" x 8'0" Mahogany with glass style entry doors. **See the attached selection.**
- **Propane Service & Tank:** Builder will install a 500-gallon propane service and tank – buried. Includes trenching and lines to the house. Builder will pay for 100 gallons of propane.
- **Exterior top wrought iron handrailing** will have a 2x6 wood post, 1 ½" wrought iron top rail and ½" square tubing vertical pickets.

INTERIOR

- **Sheetrock:** 1/2" sheetrock, Green board in wet bathroom areas (tubs & showers) with "Red Guard" waterproofing installed over Green rock. Tape, float, and texture. Level 4 hand trowel finish texture. Garage interior finished with sheetrock, paint, baseboards and windowsills.
- 8' solid core, one over one panel or 3 panel, paint grade interior doors. Install barn doors with matte black hardware on the pantry and study openings. Barn doors will match the one over one interior doors. Barn door hardware will be matte black.

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INTERIOR CONTINUED

- Standard 1 x 6 FJ Pine base, 1 x 4 FJ Pine door trim for all interior doors. All windows in the foyer, living room, office, kitchen and dining will have paint grade wood returns with custom headers across the top. All remaining windows will have sheetrock returns (3 sides) and a 1 x 6 FJ pine windowsill with 1 x 4 apron. All shelving will be 1 x 12 MDF. Master bedroom and game room ceiling will have painted MDF panels and stain grade beams per plan specifications. Ceiling beams are wood wrapped beams.
- Plumbing Fixtures include all sinks, faucets, toilets and tubs. **See attached selections.**
- Cabinet Pulls (handles and knobs): **See attached selections.**
- Bath Hardware (towel bars, tissue holders, etc...): **See attached selections.**
- Interior & Exterior Door Locks: **See attached selections.**
- NuCore, vinyl plank flooring installed in the foyer, living room, study, kitchen, pantry, all bedrooms, halls, closets, Casita and 1/2 baths.
- Ceramic Tile Flooring installed in all wet areas – master bathroom, bathroom 2,3, Casita and laundry. **See allowances**
- Ceramic Tile: Installed on a straight pattern on the kitchen backsplash. Installed on a straight pattern in all tub and shower surrounds. **See allowances**
- Fireplace: One 42" Majestic B-80, gas fireplaces with gas log lighter kit (black frame). Custom wood mantel and limestone surround – 6' diameter to ceiling. Install a custom chimney cap per plan specifications.
- Paint: All interior woodwork to be painted with Sherwin Williams – Pro Classic, oil base enamel (semi-gloss) One color (for base, window and door trim). Walls to be painted with Sherwin Williams – Cashmere paint – One color. Ceilings to be painted with Sherwin Williams – Cashmere latex paint – one color.

ELECTRICAL, LOW VOLTAGE & HVAC

- 200 AMP service. Wired to plan specifications.
- Lennox or equal, 16 SEER (14ACX) Merit Series air conditioning with 95% AFUE sealed combustion gas furnace, A/C tonnage will be based on the calculations from Air Conditioning Company.
- Cable TV in all bedrooms, family room and study.
- Cat-6 telephone outlets in all bedrooms, family room, office and kitchen with On Q panel.
- Décor rocker switches, standard plugs and plate covers provided by builder.
- **See attached selections** for all interior and exterior light fixtures.
- Install LED 6" interior and LED exterior recessed cans per plan specifications provided by builder.
- All vanities will have 2 LED 6" recessed cans. Additional cans for both interior and exterior will be quoted separately.
- Under cabinet lighting in the kitchen and under cabinet LED lighting under the vanities – provided by the builder.
- Underground wiring from transformer to house.
- A Car charger plug will be installed. Builder will provide wiring for a future Generac generator and a transfer switch (Generator provided by homeowner).

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PLUMBING

- Viega - Pex water lines throughout house. Schedule 40 PVC pipe will be used for all sewer and vent lines. All exterior water lines will be wrapped in pipe foam.
- Install one Navien, tankless/on demand, hot water heater with circulation pump. Plumbing fixtures – **see attached selections.**
- Plumbed for hot water loop and water softener. Softener or Reverse osmosis system provided and installed by homeowner.
- Hose bibs on each corner of the house (4 – total).

KITCHEN, DINING, LAUNDRY, MUD ROOM, BEDROOM #2 AND STUDY

- Custom Cabinetry: Maple paint grade cabinets on perimeter of kitchen with 42” uppers. Full extension, soft-closing Blum drawer guides and door hinges. Island and all remaining cabinets and vanities will be stain grade select Alder. One paint color and one stain color.
- Appliances: **See attached selections.**
- 3 cm, group 2 Quartz countertops with square edge and under mount kitchen sink. **See allowances** for Quartz counter tops.

BATHS

- Custom Cabinetry: Select Alder. 36” tall vanities.
- Group 2 Quartz countertops with 4 “splash, standard edge and under mount vanity sinks. See Allowances for counter tops.
- **See attached selections for all plumbing fixtures.**
- **Vanity sinks will be rectangular, white undermount sinks.**
- **Kitchen sink will be a stainless, single bowl, undermount sink.**
- **Laundry sink will be a stainless, single bowl undermount sink.**
- **Casita Bar sink will be a stainless, single bowl undermount sink.**
- **See attached selections for all bath hardware.**
- **See attached selections for all cabinet pulls.**
- **See allowances for all tile in showers and tub surrounds.**
- Mirrors for all baths – **see allowances.**
- Frameless clear glass shower door enclosures in master bath, bath #2 & 3. Matte Black hinge and handle color.

SITE WORK

- Final grading provided to establish positive drainage away from the foundation.
- Aluminum Seamless Gutters in all plant and bedding area.
- Landscaping and Sprinkler system in plant and bedding area as well as sod. Sod to extend 20’ around the perimeter of the house. **See allowances.**
- Flatwork per blueprint specifications an estimated 1000 sq. ft. of concrete. Additional Sq. Ft. will be quoted separately. The driveway will be limestone rock – 12’ wide.

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MICELLANEOUS

- Builder will provide permits, well and septic, trash removal, a port-o-let, inspections, builders risk and general liability insurance throughout the build.

WARRANTY & INSPECTIONS

- **One-year builder warranty for everything except cosmetic issues.**
- **Two-year mechanical warranty (electrical, plumbing, HVAC).**
- **Ten-year Home of Texas structural warranty.**
- **Quality assurance inspections at various stages throughout construction by ATS Inspector's, an independent company licensed by the State of Texas**

ALLOWANCES: Included in base cost of house

- Ceramic Tile: \$15,000.00 (Approx. \$4.00 per Sq. Ft.) for the kitchen backsplash, bath and laundry floors, also the tub & shower surrounds.
- Mirrors: \$2,000.00
- Quartz counters and vanities: \$15,500.00 installed
- Landscaping: Includes irrigation system, sod and plantings: \$12,500.00 installed.

Buyer

Buyer

Karl Hancock_____
Hancock Homes LLC