



Standard Specifications & Improvements Agreement

STANDARD SPECIFICATIONS

GENERAL:

- 10 year structural warranty (provided by StrucSure Home Warranty)
- Builder's Risk Insurance & General Liability Insurance
- Construction Plans & Specification Sheet reviewed and provided to client
- Engineered Slab (per plan)

FOUNDATION:

- Engineered Monolithic Slab
- Rebar or post tension (per plan/engineering requirements)

FRAMING:

- Minimum 2" x 4" #2 studs @ 16" O.C.
- ¾" T&G Oriented Strand Board (OSB) sub-floor material
- 7/16" (OSB) Tech Shield or equal roof deck material
- Covered patio (per plan)
- Folding aluminum attic stairs

EXTERIOR WALLS:

- SHEATHING – 7/16" OSB wrapped with Tyvek®
- SOFFIT – LP SmartSide®
- FASCIA/TRIM – 2" x 8" Rough Sawn & LP SmartSide®
- STONE – Natural Stone (per plan, 3 standard options)
- MORTAR – Matching color with standard weather joint
- LP SmartSide® with 50 year warranty
- PPG Paints™ (satin finish)

EXTERIOR DOORS:

- FRONT DOORS – 3'0"
 - Upgraded, stained, solid wood Seybro
- OTHER EXTERIOR DOORS – 2'8" (or as per plan)
- GARAGE TO HOUSE – 3'0" or 2'8" solid core (per plan)

WINDOWS:

- TYPE – Double pane with insulated glass
- COLOR – white vinyl
- GLASS – Low E Glass
- SCREENS – on all operable windows

GARAGE:

- 1 to 2 car (depending on plan)
- GARAGE DOORS – metal paint grade panel, including opener
- FINISH OUT - walls and ceiling textured and painted to match interior of home, including 5" baseboards

FIREPLACE (per plan):

- 36" metal firebox
- wood burning

ROOFING:

- Owens Corning® Composition Shingles w/30 year warranty
- COLOR – buyer to select from 14 choices
- Metal Valley Flashing
- 30# roofing felt
- ATTIC VENTILATION – Ridge Vents

INSULATION:

- R-13 fiberglass batt in all exterior frame walls
- R-22 fiberglass batt on decked ceiling areas
- R-44 fiberglass insulation in all flat ceilings except where decked
- Pre-weather stripped door frames
- Polycel foam caulking used around doors, windows and all exterior penetrations, including bottom plates and holes drilled through top plates

INTERIOR WALL FINISH:

- ½" Gypsum board on walls & ceilings
- 5/8" Gypsum board on ceilings
- PPG Paints™ eggshell wall paint
- Monterrey drag texture

INTERIOR DOORS:

- 6'8" tall hollow core (buyer select style)
- FINISH – high gloss white latex enamel

INTERIOR TRIM:

- All doorways cased in wood or sheetrock (per plan)
- Closet shelving (finished with high gloss white latex enamel paint), and wooden closet rods (custom installed per plan)
- All trim material will be paint grade
- 5" baseboards
- Tray ceiling in living (per plan)

CABINETS:

- COLOR/STYLE – choice of 13 color/face combinations
- KITCHEN UPPER – 42" custom
- KITCHEN BASE – 36" custom w/soft close drawers
- BATHROOMS – 36" custom w/soft close drawers
- Solid Maple wood
- Hardware installation included on builder approved options

KITCHEN:

- APPLIANCES - Whirlpool appliance package in choice of black or stainless
 - Includes: electric range, built in microwave/vent hood, stainless interior dishwasher, and double-door refrigerator w/ice maker and water dispenser in door (Energy Star® efficient)
- COUNTERTOPS - Level 1 granite with pencil edge – buyer to select color from 3 standard options
- SINK – stainless undermount (buyer to choose from 50/50 split, 60/40 split, or single basin)
- BACKSPLASH – Custom tile with mosaic accent (buyer choice of "Tier 1" options)

ELECTRICAL:

- Copper wiring, interior and exterior outlets, exhaust fans in bathrooms
- Smoke detectors and Ground Fault Circuit Interrupters where required

- CABLE OUTLETS: Cat 6 & RG6 Cable outlets in all bedrooms and living area

LIGHTING:

- 6" recessed LED can lights
- closet lights (per plan)
- ceiling fans in living and master bedroom
- bathroom 2-light or 3-light vanity fixtures in bronze or brushed nickel (per plan)
- pendant lights over kitchen island
- chandelier in breakfast/dining area (per plan)
- Exterior - coach lights at garage & LED spot lights (per plan)

PLUMBING:

- Water supply lines in home to be VCT
- PVC-DWV (Drain Waste Vent) system
- FIXTURES - Moen® (or equivalent) faucets in bronze or brushed nickel finish, all with brass fittings, purchased from a specialty plumbing house vs. a "big box" store
- Water softener loop

BATHROOMS:

- MASTER BATH - Custom tiled shower (buyer choice of "Tier 1" options)
- SECONDARY BATH(S) - tub with custom tile surround (buyer choice of "Tier 1" options)
- Framed mirrors above all vanities
- COUNTERTOPS - level 1 granite with pencil edge & 4" backsplash (buyer to select from 3 standard color choices)

FLOORING:

- MAIN AREAS (entry, living, kitchen, breakfast/dining, any adjacent closets) - Wood look vinyl plank (buyer to select from "Tier 1" options)
- BEDROOMS - carpet (buyer to select from "Tier 1" options)
- BATHROOMS - tile up to 16", 18", or 20" (depending on color/style - buyer to select from "Tier 1" options)
- UTILITY ROOM (per plan) - tile up to 16", 18", or 20" (depending on color/style - buyer to select from "Tier 1" options)
- **UPGRADED FLOORING OPTIONS ARE AVAILABLE, BUT MUST BE SELECTED AND WRITTEN AS A CHANGE ORDER*

STANDARD IMPROVEMENTS & MISCELLANEOUS ITEMS OUTSIDE OF HOME

LOT/LAND:

- SITE PREP/CLEARING - All trees and stumps under footprint of slab and driveways will be removed. Trees within 10' of foundation are removed to maintain structural integrity. Additional tree/underbrush removal is available and will be priced on an individual basis.
- UTILITIES - It is the responsibility of the buyer to establish & maintain utilities for construction. Builder will help coordinate with utility companies if needed, but deposits, set-up fees, and cost to bring utilities to the home are the financial responsibility of buyer/lot owner.
- CULVERTS - Builder will establish driveway permit with county and install culvert per county/ACC restrictions (up to 24" diameter).
- SEPTIC - Builder will submit plans and install aerobic or conventional septic system as required by county engineers. *If aerobic drip system is required, buyer may be responsible for additional cost of installation.*
- LANDSCAPING - Site is "landscape ready" and additional landscape work will be additional cost to the buyer

- CONCRETE FLATWORK AND DRIVEWAY – 700 sq ft allowance of concrete. *(Pad in front of garage & sidewalk to front porch are general use). The length of driveway will determine if concrete extends to the street, or if concrete will end and crushed gravel will extend to street. Additional concrete is possible per quote and change order execution.*
- SITE DRAINAGE – Surface will be established as to properly drain water away from the foundation and home. Drainage swales may be necessary to accomplish this, and any homeowner installed landscaping in swales will void the warranty. Precipitation and acts of God that occur over time may cause ponding, changes in elevation, etc. and it is the responsibility of the homeowner to properly maintain. Underground drain pipes, drains, and French drains are not included in the price of your home, and Texas Hill Country Cottages will not be responsible for installing any drainage after closing. If ponding or drainage is a concern, it may be addressed and priced for the use of a change order.
- RETAINING WALLS – Retaining walls are not included in the price of your home. If you wish to have retaining walls installed, the cost will be determined and can be addressed with the use of a change order.
- EXISTING TREES ON BUILD SITE – Texas Hill Country Cottages extends no warranty on existing trees. As the builder, we do our best to preserve trees during the construction phase but will not be held accountable for damage to existing trees during construction or any trees that die after closing. The removal of trees outside of the build area will be the sole responsibility of the homeowner.

CONTRACT SPECIFICATIONS & CHANGE ORDERS:

- The standard contract specifications listed in this document determine how Texas Hill Country Cottages will build your home, and will take precedence if a conflict arises between Specification Design Sheet and building plans.
- Texas Hill Country Cottages reserves the right to change the standard specifications as the need arises. In the event that items are discontinued, purchaser will be made aware and the items shall be replaced with products of equal quality and value.
- Any and all deviations made from the original executed contract and this specification agreement must be documented by the execution of the Contract Building Supplement, Executed Specification Design Sheet, or a change order along with applicable payment. It is the responsibility of the buyer to communicate the desired change, pay any required upgrade charges, and payment of \$300 fee will be required at the time of the change order if original materials have already been ordered. Purchaser must be aware that the execution of a change order could delay construction and add additional interim interest when applicable.

Buyer	Date	Buyer	Date
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Builder	Date
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