



BRIDGELAND 80

LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES

5/30/2022

DATE: 5/30/2022

PURCHASER: Scott Thomas Tirman Mackenzie Radford Tirman

ADDRESS: 11011 Heartleaf Aster Way

Lot: 21 Block: 01 Section: 07

PLAN: Montego - 8086

ELEVATION: I

BRIDGELAND 80**LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES****FOUNDATION**

SOILS TESTING	Soils Test Performed by Engineer
FOUNDATION DESIGN	Engineered Post-Tension Slab Designed per Soils Report
FOUNDATION POLY TAPE	Polyken 757 or Equal
FOUNDATION VAPOR BARRIER	Per Engineer's Guideline

FLATWORK

DRIVEWAY	Picture framed / Broom finish concrete; 4" 3000 psi See Developer/Community Guidelines for Additional Enhancements
DRIVEWAY INTURN	Per Developer/Community Guidelines
PUBLIC SIDEWALK	Per Developer/Community Guidelines
FRONT PORCH (es)	Belgard Pavers Per Exterior Color Palettes /Front Porch(s)
LEADWALK	4 ft. Picture framed / Broom finish concrete; 4" 3000 psi - Per Developer Guidelines
PATIOS	Broom finish concrete if incorporated as part of the Engineered Post-Tension Slab
COURTYARD/BREEZEWAY/LOGGIA	Front Courtyards: capped with Belgard Pavers Per Exterior Color Palettes; Rear/Side Interior Courtyard broom finished concrete (per plan)

FRAMING / CORNICE

STUDS	Solid Stud 16" On-Center - SPF or Equivalent
STUDS - SOLID	N/A
HEADERS	All multi-ply dimensional lumber headers to have 1/2" Dow spacers
SOLE PLATE	2x Treated YP R/L #3
DOUBLE TOP PLATE	2x SPF R/L
FLOOR JOISTS	Engineered I-Joist Floor System or 2x YP (Per Plan)
SUB FLOOR	3/4" OSB- Tongue & Groove- L.P. , Top Notch 350, Glue and Screw Down Sub-Floor
RAFTERS / CEILING JOISTS	24" O.C. #2 YP or FIR per length, #3 if under 6' span ; Engineered Layout and Design Per Plan
ROOF DECK	7/16" OSB
CORNER FRAMING	Corner blocks / "California T's"
LATERAL BRACING	Engineered Per Plan
SHEATHING	7/16" Engineered Wood- Huber Zip Wall System
FASCIA	Type X 5/8" Fire Rated Drywall for Zero Lot Line Side Stucco/Siding Elevations Only
SUB FASCIA	L.P. Smart Side - Textured
FRIEZE / WINDOW TRIM	Utility SPF 2x4
SOFFIT	L.P. Smart Side - Textured
SOFFIT VENTS	L.P. Smart Side - Textured
SOFFIT JOINTS	LP Soffit / LP Perforated Soffit - Per Requirements
COLUMNS / WINDOW HEADERS / GARAGE HEADERS	Vinyl H-Mould on Porch/Patio/Balcony
EXTERIOR ARCHITECTURAL DETAILS	L.P. Smart Side Trim- Textured (Double on Window Headers for Stucco Elevations)
	Window Headers, Nogging and Wrapped Beams will be composite material. Decorative Soffit Brackets and Corbels will be synthetic material or cedar per plan details.
SIDING	L.P. Smart Side - Per Plan / developer requirement
WINDSTORM REQUIREMENT	Per Engineered Plans

ROOFING

COMPOSITION ROOF - CERTAINTED	Shingles - 30 Year Laminate - Algae Resistant, Per Exterior Color Palette Underlayment - Synthetic Felt Valleys - Double Layer UL30 Drip Edge - 1.5" x 1.5" Galvanized Drip Edge
BAY WINDOW BONNETS	Composition Shingle or Galvanized Metal (Finish per color scheme) - Per Plan / Elevation

GUTTERS

COVERAGE	On Front Elevation - Color similar to Fascia Trim Per Exterior Selection Palette. Diverter above HVAC unit.
TYPE / SIZE	Aluminum - 5" w/ 3"x4" Downspouts - Composition Roofs Aluminum - 6" w/ 3"x4" Downspouts - Tile Roofs

EXTERIOR DOORS

FRONT DOOR - MAIN ENTRY	8'- Width Per Plan - Solid Wood Door - Stain or Paint Per Color Palette
FRONT ELEVATION - SECONDARY PORCH (per plan)	8'- Therma-Tru Fiberglass-Smooth , Size/Profile per plan
TEMPORARY CONSTRUCTION DOOR	8'-Construction Door used w/ Wood Front Door
OTHER -REAR/PATIO/COURTYARD/MASTER (per plan)	8'- Therma-Tru Fiberglass-Smooth, Full Lite Integrated Glass Insert (clear)
IRON GATE	Location Per Plan

WEATHERSTRIPPING / THRESHOLD

FRONT DOOR	Weather-stripped w/ Aluminum Threshold
COURTYARD DOOR (per plan)	Weather-stripped w/ Aluminum Threshold
OTHER EXTERIOR DOORS	Weather-stripped w/ Aluminum Threshold
ATTIC ACCESS DOORS (Not Disappearing Staircase)	Weather-stripped w/ Aluminum Threshold (Per Plan)

WINDOWS

TYPE	Vinyl - Double Pane - Low E
FRAME COLOR	Colonial White - Inside and Outside Frame
WINDOW PATTERN	Per Plan / Elevation
MASTER BATH WINDOW	1 Lite -Obscure
OPTIONAL GLASS SLIDING PATIO DOOR (Per Plan Only)	White on white to coordinate with interior trim paint color

BRIDGELAND 80**LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES**

<u>BRICK / STONE / CAST STONE / STUCCO / SIDING</u>	
COVERAGE	Standard as drawn; (Per Plan, Per Developer Guideline) Full Masonry as drawn per plan
BRICK COLOR	Per Exterior Color Palettes
STONE	Natural Stone per Exterior Color Palette Natural Stone only if drawn on base elevation (Per Plan and Exterior Color Palette) Thin Cut Veneer Stone - Per Exterior Color Palette (Modern Elevations Only) (DHH ONLY)
STONE MORTAR	Gray or White - Per Stone Selection
BRICK MORTAR	Per Exterior Color Palette
CAST STONE	Per Plan / Elevation
ADDRESS PLAQUE	Aluminum Plaque Per Community Requirement
STUCCO (per plan)	Stucco Lathe - Per Exterior Color Palettes - Bucket Finish (Smooth)
<u>GARAGE DOORS</u>	
GARAGE DOOR	Ranch Steel Panel (No Straps) Non-Insulated
GARAGE DOOR OPENER	1/2 hp; w/ 2 Transmitters per opener - With Wifi
<u>PLUMBING</u>	
<u>FAUCETS</u>	MOEN
KITCHEN	One-Handle High Arc Motion Sense Pulldown; Stainless Steel; SLEEK 78464EWSRS
<u>WATER FILTRATION</u>	Water Filtration System- with Classic Spigot in Chrome
VEGGIE SINK (Per Plan)	One-Handle High Arc Motion Sense Pulldown; Stainless Steel; 78464EWSRS
MASTER BATH / PRIMARY	Gibson 8" Widespread; Chrome; T6142 + 9000
MASTER BATH / PRIMARY SHOWER	Gibson Shower; Chrome; T3002EP + 2510
MASTER BATH / PRIMARY TUB	Gibson; Roman Tub; Chrome; T961 + 4792
POWDER BATH VANITY	Gibson; Roman Tub; Chrome; T961 + 4792
SECONDARY AND HALF BATH VANITY	Gibson 8" Widespread; Chrome; T6142 + 9000
SECONDARY BATH TUB (per plan)	Gibson 4" Centerset; Chrome; 6150
SECONDARY BATH SHOWER (per plan)	Gibson Tub/Shower; Chrome; T3003EP + 2510
SINKS	Gibson Shower; Chrome; T3002EP + 2510
KITCHEN SINK	Choice of 50/50 or 60/40 Under mount Stainless Steel - Brenner S6205
<u>KITCHEN GARBAGE DISPOSAL</u>	1/2 HP Garbage Disposal
MASTER VANITY SINK	Undermount, China Bowl; White Oval
SECONDARY AND HALF BATH SINK	Undermount, China Bowl; White Oval
POWDER BATH SINK (per plan)	Undermount, China Bowl; White Oval - PS7504
<u>TUBS / SHOWER PAN</u>	
MASTER BATH TUB	Optional - Slide-in (Royal -Deep Wide Oval) - Per Plan Acrylic Drop-In Tub - Imperial 5.5 ; Non-Corner 65 x 39 ; Corner Tub 60 x 39 Per Plan The Chelsea BT-1078 - Options at Design Studio
FREESTANDING MASTER BATH TUB (per option/plan)	Tile - Mud Set 1st Floor
MASTER SHOWER	White Vikrell; Sterling-Performa
SECONDARY BATH TUB / SHOWER (Per Plan)	Mud Set 1st Floor per plan only (Refer to Surrounds for Tile Level)
COMMODOE	
MASTER BATH	Elongated; White; PROFLO PF5112HEWH
POWDER BATH	Elongated; White; PROFLO PF5112HEWH
SECONDARY AND HALF BATHS	Elongated; White; PROFLO PF5112HEWH
<u>GENERAL</u>	
WATER SUPPLY LINES	Uponor PEX - Multi-Port Connections in attic, No Manibloc
HOSE BIBS	2 hose bibs
WATER HEATER	1 Rinnai Tankless Gas Water Heater 94i Series (Located in garage)
GAS STUBOUTS- INTERIOR	Water Heater Fireplace (Per Plan) Furnace Cook top / Range Utility - Dryer
FLASHING PANELS	All exterior penetrations include Quick Flash Panel
TUBS / SHOWER PAN FLASHING	Triton
<u>HVAC</u>	
EQUIPMENT	Lennox
SIZING	Designed and engineered per plan to RESNET and current IRC Energy Codes
SEER	14 MLXCI, 15 Seer Performance
FURNACE	EL296UHxxE Sealed combustion
DUCTING	R-6 Flex Duct; Supply in all rooms and walk-in closets; No supply to pantry. Supply and Return in insulated Attic
RETURN AIR BALANCE	All Bedrooms, Study and Media Room
THERMOSTAT	Programmable thermostat - T-10 with Wifi
EXHAUST FAN	110-CFM Surface shield with Anti-Bacterial Room fan
DEHUMIDIFIER	Ultra-Aire or Honeywell Unit Per Engineered Specifications
FILTER	Merv 13 Air Filter
MAKE UP AIR	Per Code Required for hood vents with 400 CFMs or greater
FRESH AIR INTAKE	As required per code and ASHRAE (American Society of Heating, Refrigerating and Aire-Conditioning Engineers) Standards
FLASHING PANELS	All exterior penetrations include Quick Flash Panel

BRIDGELAND 80**LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES**

<u>ELECTRICAL</u>	<u>2020 NEC Guideline</u>
WIRING	Per Plan w/ exceptions listed below
PANEL MAKE	Square D- 200 Amp Service Panel
PANEL LOCATION	Inside Garage
APPLIANCE WIRING	Dish Washer (110V) Cooktop or Rangetop (110V) Oven - Electric (220V) Microwave (110V) Vent hood (110V) Refrigerator (110V) Washer (110V) Dryer - Electric (220V) Dryer - Gas use with Washer (110V) Rinnai Water Heater - Gas (110V) GFCI Irrigation- Panel-(110V) GFCI - Per Developer Guideline Garage Door Opener Security Panel-(110V) Water filter (110V) GFCI
DOORBELL	Front door button w/chime - Black Only
INTERIOR OUTLETS	Outlets on kitchen backsplash installed horizontal
EXTERIOR OUTLETS	All outlets on GFCI, Recessed- covered patios/porches ; "Bubble" cover installed in uncovered areas
GARAGE OUTLETS	All outlets on GFCI
<u>MISC ELECTRICAL FIXTURES</u>	
SWITCHES	Decora / Rocker; White Optional Media room on dimmer (Black)
SMOKE/CO DETECTORS	Per Code
FLASHING PANELS	All exterior penetrations include Quick Flash Panel
<u>LIGHT FIXTURES / CEILING FANS</u>	
MANUFACTURER	Generation - Ala Carte Fixtures available at Design Studio
DESIGN CHOICES	Per Plan - Front Entry and Media Rooms - Canfield
(Per Program chosen at Design Studio)	
UNDER-COUNTER CABINET LIGHTING	Kitchen / Breakfast (+ Butler's Pantry per plan) 4 - 12" Undercabinet Lights, Optional Spice Kitchen 2 -12" lights
WALK IN PANTRY	LED Disc light (Generation 14540S-15)
MASTER / PRIMARY WALK-IN CLOSET(S)	LED Disc light (Generation 14540S-15)
OTHER WALK-IN CLOSET(S)	LED Disc light (Generation 14540S-15)
HALLS	LED Disc light (Generation 14540S-15)
GARAGES - In Ceiling	LED Disc light (Generation 14540S-15)
KITCHEN	LED Disc light (Generation 14540S-15)
MEDIA SCONCES	Per plan - With dimmable LED bulbs and dimmer
BEDROOM - Master / Primary	Ceiling Fan
BEDROOM - Secondary	Ceiling Fan
MASTER BATH / PRIMARY- In Ceiling	LED Disc light (Generation 14540S-15)
SECONDARY BATH - In Ceiling	LED Disc light (Generation 14540S-15)
POWDER ROOM - In Ceiling	LED Disc light (Generation 14540S-15)
UTILITY ROOM	LED Disc light (Generation 14540S-15)
EXTERIOR COACH LIGHT(Location/Qty per plan and Ext Palette)	Garage Front Entry - Wall Mounted, Garage Access/Rear Entry-Wall Mounted Medium A19 75W - Feiss Roscoe - OL12902TXB
PORCH/PATIO LIGHT	Wall Mount or LED Disc Light - Per Plan
FLOOD LIGHTS	1 Location - Generation 8560702-71 - Located at rear face down 1st Floor only. Per Developer Guidelines
DOORBELL	Craftmade Black BSCB-BK - Per Exterior Palette
CEILING FANS	
FAN INSTALLED	All Bedrooms , Family, Study, and Game Room Includes LED lighting with wall control switch
COLLECTION	Generation
REAR PATIO	Block & Wire For Ceiling Fan
<u>STRUCTURED WIRING - In Partnership with Connect One</u>	
SECURITY	Pre-Wire for Siren
PHONE/CABLE/DATA	Pre-Wire for 3 Security Keypads (Front, Garage Entry, Back Door) Structured Wire Panel - (1) 14" Wifi Transparent Wiring Enclosure Panel Structured Wire Panel - 3 Drops (Cat 5 or RG6) - Primary, Great Room or Flex or Game Room per Plan Structured Wire Panel - (1) Service Pull (1 CAT5 x 1 RG6 x 1" Conduit)
MEDIA ROOM (Standard or Optional Per Plan)	Home Theater Pre-wire Surround Sound 5.1
FLASHING PANELS	All exterior penetrations include Quick Flash Panel
<u>INSULATION</u>	
ATTIC - ROOF DECK	R-20 open cell foam
ATTIC - GABLE WALLS	R-13 open cell foam
COLD FLOORS	R-13 open cell foam
EXTERIOR WALLS	R-13 open cell foam
EXT PLATE, PENETRATIONS & WINDOWS	Poly-Seal Foam
ENERGY PROGRAM	Individually Tested and RESNET Certified using performance path criteria
<u>DRYWALL</u>	
INTERIOR MATERIAL	1/2" Sheetrock
GARAGE WALL AND CEILING MATERIAL	Attached - 5/8" Firerock
CORNERS	Square
TEXTURE	Walls - Medium Splatter / Light Drag; Ceiling - Medium Splatter / Light Drag Garage Walls and Ceiling - Medium Splatter / Light Drag

BRIDGELAND 80**LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES****PAINT****INTERIOR & ATTACHED GARAGE**

WALLS & CEILINGS
DOORS & TRIM
OTHER TRIM ELEMENTS PER PLAN OR OPTION

EXTERIOR

TRIM
GARAGE DOOR
FRONT DOOR PER PLAN
ACCESS DOOR / SHUTTERS (excluding front door)
TRIM ELEMENTS PER PLAN OR OPTION

Sherwin Williams - LOW VOC Formula on Interior Walls**Walls & Ceilings: color and Door and Trim Color****Finish: Latex / Flat; Color: Std. interior color chart****Finish: Acrylic Enamel / Semi-Gloss finish ; Color: Extra White****STAIR TREAD/HAND RAILS - Stain and Finish (Selected at design studio)****Choice of Exterior color scheme per elevation.****Finish: Exterior Acrylic Satin; Selection: Per exterior color scheme (chosen at sales office)****Finish: Exterior Acrylic Satin; Selection: Per exterior color scheme (chosen at sales office)****Finish: Stain and Finish; Selection: Per exterior color scheme (chosen at sales office)****Finish: Exterior Acrylic; Selection: Per exterior color palette (chosen at sales office)****Finish: Paint; Selection: Per exterior color palette (chosen at sales office) Includes fireplace mantel, corbels, shutters, etc.****INTERIOR DOORS & TRIM****INTERIOR DOORS**

STYLE
1st FLOOR HEIGHT
1st FLOOR DENSITY
2nd FLOOR HEIGHT
2nd FLOOR DENSITY
MEDIA ROOM DOORS
HOUSE-TO-GARAGE -- **Attached Garage**
STUDY DOORS (per plan)
HINGES (Interior Doors)

Smooth Square Top
8' 0" (some doors may vary per plan)
Hollow Core
6' 8"
Hollow Core
Hollow Core
Solid Core - Height Per Plan
Full Door (One Light) w/T-Astercal
Satin Nickel

INTERIOR TRIM

BASE, CASING, & SHOE MOULD
BASEBOARD MATERIAL-**Downstairs**
BASEBOARD MATERIAL-**Upstairs**
BASEBOARD-**Attached Garage**
CASING MATERIAL-**Door Applications**
SHOE MOULD

B-2010 (7 1/4")
B-2000 (5-1/4");
B-2005 (5-1/4"); Paint Grade Finger Jointed
C-1000 - 5/5" X 3 1/4"
1/4 round shoe mould along baseboards to coordinate with Engineered Wood flooring where installed. Where tile installed shoe mould to coordinate with cabinets.

CROWN MOLDING MATERIAL / LOCATIONS

CROWN MATERIAL
LOCATION:

DB84 (6 11/16")
ENTRY
EXTENDED ENTRY
DINING
STUDY
FAMILY
KITCHEN & BREAKFAST
MASTER BEDROOM

CLOSET MATERIAL (Layout Per Plan)

SHELVING
SHELVING SUPPORTS
SIDE CLEATS
REAR SUPPORT
CLOSET ROD

1x12 Paint Grade
1x12 Paint Grade
1x4 Paint Grade
1x2 Paint Grade
Metal

PANTRY / LINEN CLOSETS / UTILITY

SHELVING
SIDE CLEATS
REAR SUPPORTS

1x12 / 1x16 / 1x18 Paint Grade (Per Plan); Top shelf always 12" Paint Grade
1x2 Paint Grade
1x2 Paint Grade

WINDOW

WINDOW STOOL
MASTER BATH WINDOW STOOL
BOX WINDOW SEAT / PLANT SHELVES

Bullnose - Paint Grade
Tile with Master Tub Splash or Paint Grade Wood Trim (Per Design)
3/4 Paint Grade Trim

ATTIC ACCESS STAIRS

DISAPPEARING ATTIC STAIRS -INTERIOR /GARAGE

Marwin Aluminum Attic Stair

STAIR PARTS

APRON & SKIRT
BALUSTERS
PRIMARY STAIR / STARTER STEP
END CAP & RISER
HANDRAIL (and wall rail in interior staircases per plan)

NEWELS
TEXAS BASEMENT (PER PLAN)

MDF Painted
Metal: Level 1 Selections (to be chosen at the Design Studio)
4092 - 6" with oak tread
MDF Painted
Oak - 6210 (2-5/8") - compatible with newel posts 3-1/4" or greater
Oak - 6310 (2-5/8")
Oak 6" and 3 1/4" pyramid top box
Natural Round Wood Rail

BRIDGELAND 80**LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES****FIREPLACE****INTERIOR - SIZE / TYPE**

FIREPLACE MANTEL / SURROUND (INTERIOR)

MISCELLANEOUS

OUTDOOR FIREPLACE (optional per plan)

Per Plan Only

36" Square or 38" Linear Gas Burning (Direct Vent or B-Vent per plan) sealed unit with gas logs-Set (No Chimney Chase) Per Plan

Remington Cast Stone white Mantel / Hearth and Surround for interior Direct Vent Fireplace Only (selected at Design Center)

Remote Starter for Fireplace

Villawood 36" Stainless Steel Wood Burning with Chimney Chase and cedar mantel (without corbels)

Hearth and Home Courtyard 42" Gas Direct Vent; includes gas logs, glass panel, cedar mantel (without corbels), wall switch

CABINETS

SUPPLIER

COLORS

LAYOUT

Kent Moore - Standard Wood Species: Maple & Paint

Standard Choice of 3 Stain Colors / 2 Paint Color - Finalized at Design Studio

Plans - per Interior Elevation Sheet(s) or Manufacturer's Sheets selected at time of contract to be reviewed and finalized at Design Studio.

NOTE:

If selecting a different door style or color while at design appointment (an additional cost to buyer will be applied). This will be an entire home change. The island, master bath and powder is allowed to have a secondary color if selected by buyer for these locations only and finalized at Design Studio.

KITCHEN/BUTLERS/DINING/HEARTH ROOM (per plan)

SPECIES STD

DOOR STYLE STD

CROWN MOLDING

LIP MOLDING

HEIGHT OF UPPERS

WOOD VENT HOOD

END PANELS

ISLAND

REFRIGERATOR CABINET ABOVE

TOP OF CABINETS

DRAWER GUIDES

STACKED UPPERS

OPTIONAL KITCHENETTE/GOURMET (per option/per plan)MASTER / PRIMARY BATH

SPECIES STD

DOOR STYLE STD

LINEN

POWDER BATH (per plan)

TYPE / FINISH (per plan)

FURNITURE PIECE

SECONDARY / HALF BATHS

SPECIES STD

DOOR STD

UTILITY

UPPERS ABOVE LAUNDRY

OTHERS (per plan)

MUDROOM / LOCKER / DROPZONE (per plan)WET BAR/WINE GROTTTO (per plan)

DOOR STD

PLANNING CENTER /FOYER (per plan)

SPECIES STD

DOOR STD

COMPUTER NICHE / LOFT (per plan)

SPECIES STD

DOOR STYLE

Maple / Paint

Lexington, Groveland, Yorktown

CM4- 4"Crown Molding - Includes All Upper Cabinets

Lip Mold installed on the bottom of the kitchen upper cabinets

42"

Wood Hood - Options Available at Design Center

Drywall (per plan)

Kitchen island will be per floor plan (drywall half wall)

Upper above Refrigerator and Vertical Styles on Sides

Natural

Full Extension Drawer Guides - Whole House/Base Cabinets

Optional - To be discussed and finalized at Design Studio

Maple / Paint - Lexington, Groveland, Yorktown

Maple / Paint - Raised 35" above finished floor

Lexington, Yorktown, Groveland

Standard or Optional as drawn on plan

Maple / Paint - Raised 35" above finished floor

Transitional - Contemporary

Maple / Paint- Raised 35" above finished floor

Lexington, Groveland, Yorktown

Maple / Paint - with Stain Grade shelf (per plan)

Optional per plan finalized at Design Studio

Maple / Paint

Standard or Optional as drawn on plan

Lexington, Groveland, Yorktown

Maple - Stain Grade

Lexington, Groveland, Yorktown

Maple - Stain Grade

Lexington, Groveland, Yorktown

COUNTERTOPS

KITCHEN/BUTLERS/DINING/HEARTH ROOM (per plan)

OPTIONAL KITCHENETTE /GOURMET (per option/per plan)

MASTER BATH / PRIMARY

POWDER BATH (per plan)

SECONDARY AND HALF BATH

UTILITY (per plan)

WET BAR/WINE GROTTTO (per plan)

PLANNING CENTER/Office/Desk (per plan)

COMPUTER NICHE / LOFT (per plan)

Granite - Level 2 3 CM - Edge - Per Program

Granite - Level 2 3 CM - Edge - Per Program

Granite - Level 1 3 CM - Edge - Per Program

Granite - Level 1 3 CM - Edge - Per Program

Granite - Level 1 3 CM

Optional Per Plan

Granite - Level 1 3 CM - Edge - Per Program

Granite - Level 1 3 CM - Edge - Per Program

Granite - Level 2 3 CM - Edge - Per Program

Granite - Level 1 3 CM - Edge - Per Program

APPLIANCES

COLOR/FINISH

COOKTOP / RANGETOP

OVEN

MICROWAVE

WOOD HOOD VENT LINER

DISHWASHER

OPTIONAL SPICE KITCHEN (per option/per plan)

Stainless Steel

GE Café 36" Gas Range top; CGU366P2TS1

GE Café 30" Built-In - Double Convection Wall Oven , CTD70DP2NS1, Stainless

GE Café - 1.5cf / 1000 watts; CEB515P2NSS; w/ Trim Kit CX153P2MSS; Stainless

GE Monogram Liner - 600 CFM / UVC9360SLSS; Stainless; Make -Up Air required by code

GE Café - Energy Star; CDT845P2NS1; Stainless

GE 30" Gas 4 Burner Cook top - JGP3030SLSS

GE Profile 30" Under the Cabinet Hood PVX7300SJSS

BRIDGELAND 80**LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES****SURROUNDS / SHOWER PAN**

BACKSPLASH	
KITCHEN	Tile - Level 2
OPTIONAL KITCHENETTE / GOURMET KITCHEN	Tile - Level 2
UTILITY (per plan - if sink chosen or standard)	4" Splash of Countertop Material
WETBAR/WINE GROTTTO/ (per plan)	Tile - Level 2
WALL / SHOWER TILE	
MASTER / PRIMARY SHOWER SURROUND (WALLS)	Tile - Level 2 (to ceiling with Triton Backer Board and Triton waterproofing membrane)
	Soap / Shampoo Niche Recessed in Wall
MASTER/ PRIMARY SHOWER PAN	Tile - Level 2 (Mud set)
MASTER / PRIMARY SHOWER 1/2 WALL CAP	Same as countertop
MASTER / PRIMARY SHOWER SEATS (Per Plan)	Same as countertop
MASTER / PRIMARY BATH TUB SURROUND (SPLASH)	Tile - Level 2 (Up to 20" Vertical from Tub Deck)
MASTER / PRIMARY BATH TUB DECK	Tile - Level 2
MASTER / PRIMARY TUB SKIRT	Tile - Level 2-Per Tub Design- Straight
	Tile - Level 10- Per Tub Design- Curved Only
SECONDARY SHOWER SURROUND (WALLS)	Tile - Level 2 - Up to 84" above finished floor with Triton Board and Triton waterproofing membrane
	1 Soap Dish per shower head -recessed if stand alone shower or corner shelf in tub/shower combination
SECONDARY SHOWER - 1st FLOOR (per plan)	Tile - Level 2 (Mud set) or Vickrell shower pan per option
SECONDARY SHOWER - 2nd FLOOR (per plan)	Tile - Vickrell shower pan per option

FLOORING

ENTRY/ EXTENDED ENTRY (Includes Closet if on Plan)	Tile - Level 2
KITCHEN / BREAKFAST (Includes Pantry)	Tile - Level 2
OPTIONAL KITCHENETTE/GOURMET (per option/per plan)	Tile - Level 2
UTILITY	Tile - Level 2
MASTER / PRIMARY BATH (includes water closet)	Tile - Level 2
POWDER BATH (Per Plan)	Tile - Level 2
SECONDARY AND HALF BATHS	Tile - Level 2
MUDROOM (per plan)	Tile - Level 2
SUNROOM/HEARTH ROOM (per plan)	Tile - Level 2
DINING ROOM (Per Plan)	Carpet - Level 2 over 1/2" 5 lb. Pad
FAMILY / GREAT ROOM	Carpet - Level 2 over 1/2" 5 lb. Pad
FLEX OR STUDY (per plan)	Carpet - Level 2 over 1/2" 5 lb. Pad
MEDIA	Carpet - Level 2 over 1/2" 5 lb. Pad
STANDARD CARPET AREAS (Bedrooms and Hall)	Carpet - Level 2 over 1/2" 5 lb. Pad

HARDWARE

DOOR HARDWARE	SCHLAGE
FINISH	Satin Nickel / Chrome Interior
FRONT DOOR	Plymouth Exterior w/ Single Cylinder Deadbolt;
FRONT - DOUBLE DOOR - PER PLAN	Plymouth Exterior w/ Single Cylinder Deadbolt on both doors
EXTERIOR DOORS	Plymouth Knob - Keylock w/ Single Cylinder Deadbolt
HOUSE TO GARAGE	Plymouth Knob - Keylock
WALK OUT ATTIC ACCESS (per plan)	Plymouth Knob - Keylock
BATHS, BEDROOMS, & STUDY (per plan)	Plymouth Knob - Privacy
<u>ALL OTHER DOORS (per plan)</u>	Plymouth Knob - Passage / Dummy
DOOR STOPS	Heavy Duty Flex Stop
BATH HARDWARE	Moen Align - Chrome
MASTER / PRIMARY BATH	Towel Bar - 24" (1)
	Towel Ring (Per Sink)
	Paper Holder (1)
FINISH	Chrome
POWDER BATH	Towel Ring (1)
	Paper Holder (1)
FINISH	Chrome
SECONDARY BATHS	Towel Bar - 24" (1)
	Towel Ring (Per Sink)
	Paper Holder (1)
FINISH	Chrome
MUDLOCKER CABINET (opt. per plan)	Satin Nickel Hooks

MIRRORS & SHOWER DOOR

MIRRORS	Framed Mirror Selections at Design Studio - Choose between 3 Selections
MASTER / PRIMARY BATHROOM	Framed size finalized at Design Studio
POWDER BATHROOM	Framed - selected at Design Studio
SECONDARY BATHS	Framed- selected at Design Studio
SHOWER DOOR	
MASTER SHOWER (per plan)	Clear Glass w/ Brushed Nickel - Shower enclosure framed drawn on plan
	Note: Baja / Walk-In Showers are per plan-shower door only if drawn on plan, Shower windows framed w/Brushed Nickel
HEIGHT	80"
SECONDARY SHOWERS (Not Tub/Showers)	Clear Glass w/ Brushed Nickel - Framed if drawn on plan
HEIGHT	80"

LANDSCAPING / FENCE

SOD COVERAGE	Full (Front, Sides, Backyard)
LANDSCAPING PACKAGE	Per Developer Requirements (reference full developer guidelines for lot specific requirements)
TREES	Per Developer Requirements (reference full developer guidelines for lot specific requirements)
IRRIGATION	Full with Rain Sensor (Front, Sides & Rear)
FENCE	Per Developer Requirements (reference full developer guidelines for lot specific requirements)

EXTERIOR SPECIALTIES

MAILBOXES	Cluster Boxes per Local Post Office Requirements
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BRIDGELAND 80

LUXE SPECIFICATIONS STANDARD SPECIFICATIONS SERIES

STANDARD STRUCTURAL OPTIONS

ALL PLANS

F59100040 I1 - Solaria
 F59100040 I1 - Solaria

 F59100040 T1 - Solaria
 F59100040 T1 - Solaria

 F59200080 I1 - Vienna
 F59200080 I1 - Vienna

 F59200080 I2 - Vienna
 F59200080 I2 - Vienna

 F59200080 T1 - Vienna
 F59200080 T1 - Vienna

 F68200010 I - Montego
 F68200010 I - Montego
 F68200010 I - Montego

 F68200010 I2 - Montego
 F68200010 I2 - Montego

 F68200010 M - Montego
 F68200010 M - Montego
 F68200010 M - Montego

 F69200020 B - Carmelo
 F69200020 B - Carmelo
 F69200020 B - Carmelo

 F69200020 D - Carmelo
 F69200020 D - Carmelo
 F69200020 D - Carmelo

 F69200020 I1 - Carmelo
 F69200020 I1 - Carmelo

 F69200030 C - Petaluma
 F69200030 C - Petaluma
 F69200030 C - Petaluma

 F69200030 I1 - Petaluma
 F69200030 I1 - Petaluma

OCLW0010 - TM LIVEWELL

 FW2PORA00 - Pavers - Belgard - Main Entry Porch
 EDFR1300 - 8' SQ. Top 2 Pnl V-Grv 36" wide

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 EXSTSL000 - Exterior Natural Stone - International
 FW2PORA00 - Pavers - Belgard - Main Entry Porch
 EDDE1309 - Dbl Door 4 Lite Arch Top Double Continental

 FW2PORA00 - Pavers - Belgard - Main Entry Porch
 EDDE1309 - Dbl Door 4 Lite Arch Top Double Continental

 OCEXCLPLCT03 - Plan Category - Modern
 FW2PORA00 - Pavers - Belgard - Main Entry Porch
 EDDE1309 - Dbl Door 4 Lite Arch Top Double Continental

 EXSTSL000 - Exterior Natural Stone - International
 FW2PORA00 - Pavers - Belgard - Main Entry Porch
 EDFR1330 - 8' SQ. Top 2 Pnl V-Grv 42" wide

 EXSTSL000 - Exterior Natural Stone - International
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 FW2PORA00 - Pavers - Belgard - Main Entry Porch
 EDFR1330 - 8' SQ. Top 2 Pnl V-Grv 42" wide

EXTERIOR SELECTIONS

International

Darling HOMES

8086 I



EXTERIOR COLOR NOTES

- FRONT ENTRY DOOR - TO BE STAINED ONLY
- ALL EXTERIOR DOORS OTHER THAN ENTRY DOOR - TO BE PAINTED GREEN ACCENT COLOR
- GARAGE DOOR / TRIM - TO BE PAINTED GREEN ACCENT COLOR
- STUCCO / SIDING - TO BE PAINTED YELLOW ACCENT COLOR

TIRMAN

11011 Heartleaf Aster Way Q-118083

PLAN	8086	EXTERIOR STYLE	INTERNATIONAL
SWING	RIGHT (Master on Right)	EXTERIOR COLOR SCHEME	SCHEME 2

EXTERIOR

<input type="checkbox"/>	ROOF	MOIRE BLACK
<input type="checkbox"/>	WINDOWS	WHITE
<input type="checkbox"/>	STUCCO	PURE WHITE SW7005
<input type="checkbox"/>	TRIM	CAVIAR SW6990
<input type="checkbox"/>	GARAGE DOORS	CAVIAR SW6990
<input type="checkbox"/>	SHUTTERS	N/A
<input type="checkbox"/>	BRICK	TRIANGLE - WHITESBORO
<input type="checkbox"/>	STONE	ASPEN BLEND CHOPPED
<input type="checkbox"/>	MORTAR	WHITE
<input type="checkbox"/>	PAVERS	CHARCOAL
<input type="checkbox"/>	FRONT DOOR	DOUBLE FIBERCRAFT COMPOSITE- EDFR1350 BLACK- GLASS: CLOUD

GUTTERS **CAVIAR SW6990**

FRONT YARD ENTRY WALL

<input type="checkbox"/>	BRICK (CAP)	ASPEN BLEND CHOPPED
<input type="checkbox"/>	STONE (FACE)	N/A
<input type="checkbox"/>	MORTAR	WHITE

CONTRACT CHECKLIST

TaylorMorrison.

Structural Options (Pre-Priced Buyer Options)

Structural

- Custom (DH - Architectural Fee and Submittal Required)
- Floorplan Structural Options

Plumbing

- Pre-Plumb (Future Sink)
- Pre-Plumb (Future Outdoor Kitchen)
- Gas Line (Stubout)
- Additional Hose Bib
- Soft Water Loop (Future System)
- Shower - Mudset (Tile Floor) ILO Tub
- Shower - Vikrell (Composite Floor Pan) ILO Tub

Electrical (Exterior)

- 110v Outlet (In-Slab)
- 220v Outlet (Auto)
- Soffit Light

HVAC

- Thermostat (WiFi)

Interior Finishes

- Rounded Sheetrock Corners
- Tray Ceiling (Per Plan)
- Open Railing ILO Sheetrock Wall (Per Plan)
- Additional Doors (Per Plan)

Exterior Veneer

- Brick @ Sides / Rear
- Stucco @ Sides / Rear
- Brick (Structural Option Selection)
- Stucco (Structural Option Selection)

Flatwork (Concrete)

- Additional Flatwork

Fencing

- Gate

Gutters

- Gutters (Full - Sides / Rear)
- Gutter (Structural Option Selection)

STRUCTURAL ITEMS MUST BE SELECTED AT TIME OF PURCHASE AGREEMENT **STRUCTURAL ITEMS CANNOT BE ADDED AFTER PURCHASE AGREEMENT IS SIGNED AND ACCEPTED **

Selections - Exterior (Buyer Selections)

- Community Color Palette (Roof Color / Paint Colors / Brick / Mortar)
- Stone
- Front Door
- Pavers - Front Porch (DH)
- Exterior Features (Light Fixtures / Garage Doors / Address Plaque)

EXTERIOR SELECTIONS MUST BE FINALIZED AT TIME OF PURCHASE AGREEMENT **EXTERIOR SELECTIONS CANNOT BE CHANGED AFTER PURCHASE AGREEMENT IS SIGNED AND ACCEPTED**

The Design Center (Interior Selections)

- | | |
|---|---|
| <input type="checkbox"/> Flooring (Tile / Wood / Stone) | <input type="checkbox"/> Backsplash / Wall (Tile / Stone) |
| <input type="checkbox"/> Cabinets | <input type="checkbox"/> Plumbing Fixtures |
| <input type="checkbox"/> Countertops | <input type="checkbox"/> Light Fixtures |
| <input type="checkbox"/> Doors (Barn Doors) | <input type="checkbox"/> Appliances |
| <input type="checkbox"/> Stairway (Tread / Spindle) | <input type="checkbox"/> Hardware (Door / Cabinet / Bath) |
| <input type="checkbox"/> Paint / Stain Colors | <input type="checkbox"/> Window Coverings (Blinds / Shutters) |

INTERIOR SELECTIONS CANNOT BE CHANGED AFTER BEING SIGNED AND FINALIZED

The Design Center (Electrical / Low Voltage Review)

- | | |
|--|---|
| <input type="checkbox"/> Switches / Outlets (Add / Move) | <input type="checkbox"/> Security Pre-Wiring (Add / Move) |
| <input type="checkbox"/> Cable Pre-Wiring (Add / Move) | <input type="checkbox"/> Security Equipment |
| <input type="checkbox"/> Audio Pre-Wiring (Add / Move) | |
| <input type="checkbox"/> Audio Equipment | |

ELECTRICAL / LOW VOLTAGE SELECTIONS CANNOT BE CHANGED AFTER BEING SIGNED AND FINALIZED

DocuSigned by:
Scott Thomas Timan
8E7B07B096A542E...

5/30/2022

DocuSigned by:
Mackenzie Radford Timan
059ABF5CADD44F1...

5/30/2022






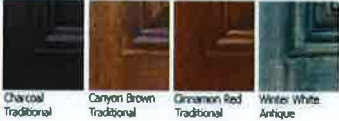
DocuSigned by:
Vesha Cole
6FDEEC1F2252434...

5/31/2022

EXTERIOR COLOR SCHEME 2

EFFECTIVE 4.14.2021



PAINT LOCATIONS	SW PAINT COLOR NAME & NUMBER	PAINT LOCATIONS	SW PAINT COLOR NAME & NUMBER
<p>YELLOW AS SHOWN AND / OR NOTED ON EXTERIOR COLOR CODED ELEVATION MAY INCLUDE THE FOLLOWING AREAS:</p> <ul style="list-style-type: none"> OPTIONAL PAINTED BRICK STUCCO SIDING 	 <p>PURE WHITE SW7005</p>	<p>WHITE AS SHOWN AND / OR NOTED ON SELECT HISTORIC EXTERIOR COLOR CODED ELEVATIONS ONLY MAY INCLUDE THE FOLLOWING AREAS:</p> <ul style="list-style-type: none"> OPTIONAL PAINTED BRICK STUCCO SIDING TRIM / GUTTERS GARAGE DOOR(S) ALL EXTERIOR DOORS OTHER THAN FRONT ENTRY DOOR 	 <p>PURE WHITE SW7005</p>
<p>ORANGE AS SHOWN AND / OR NOTED ON EXTERIOR COLOR CODED ELEVATION MAY INCLUDE THE FOLLOWING AREAS:</p> <ul style="list-style-type: none"> STUCCO ACCENT SIDING TRIM / GUTTERS ALL EXTERIOR DOORS OTHER THAN FRONT ENTRY DOOR 	 <p>CITYSCAPE SW7067</p>	<p>PURPLE AS SHOWN AND / OR NOTED ON EXTERIOR COLOR CODED ELEVATION MAY INCLUDE THE FOLLOWING AREAS:</p> <ul style="list-style-type: none"> SHUTTERS OPTIONAL PAINTED FRONT ENTRY DOOR 	 <p>ROCK BOTTOM SW7062</p>
<p>GREEN AS SHOWN AND / OR NOTED ON EXTERIOR COLOR CODED ELEVATION MAY INCLUDE THE FOLLOWING AREAS:</p> <ul style="list-style-type: none"> SIDING TRIM / GUTTERS GARAGE DOOR(S) ALL EXTERIOR DOORS OTHER THAN FRONT ENTRY DOOR 	 <p>CAVIAR SW6990</p>	<p>RED AS SHOWN AND / OR NOTED ON EXTERIOR COLOR CODED ELEVATION MAY INCLUDE THE FOLLOWING AREAS:</p> <ul style="list-style-type: none"> OPTIONAL STAINED FRONT ENTRY DOOR 	<p>MAHOGANY Finish Options</p>  <p>Charcoal Traditional Canyon Brown Traditional Cinnamon Red Traditional Winter White Antique</p>

DS STT DS MRT

SW 7005
Pure White

255-C1

SW 7067
Cityscape

SW 6990
Caviar

257-C2

SW 7062
Rock Bottom

STANDARD EXTERIOR FEATURE PACKAGE

ALL PLAN CATEGORIES



COACH LIGHT



OL12902TXB
W: 8.5" H: 18.25" E: 8"
1 - Med A19 75w

DOORBELL – BLACK



ADDRESS PLAQUES

Cast Stone – White



Bridgeland 80 – Prairie Land Only



Effective 1-13-2022

^{DS} STT ^{DS} MRT

STANDARD EXTERIOR FEATURE PACKAGE

ALL PLAN CATEGORIES

Garage Doors – Aspire, Designer and Luxe Series

Non-Insulated – Raised Panel



- Bridge Creek 45/50/60
- Grand Vista 45/50/60
- Morgan's Landing 45/50/60
- Raburn Reserve 50

Non-Insulated – Ranch Panel



- Avalon Riverstone 60 – Hagerson TM / DH
- Avalon Cypress 40/50/60/70
- Avalon Friendswood 60/70
- Elyson 60 – TM / DH
- Bonterra Cottages
- Mason Woods
- Avalon Friendswood 90
- Bridgleland 80

DS
STT

DS
MKT

Non-Insulated – Raised Panel w/Straps (Carriage Style) All Bonterra Communities except Cottages.

