



428 PLAN
3510 SQ.FT.

SPECIFICATIONS

ALL ITEMS LISTED ARE STANDARD
UNLESS NOTED AS OPTIONAL.

COMMUNITY PEDREGAL

EFFECTIVE DATE MARCH 15, 2021

FOUNDATIONS

REINFORCING - POST TENSION
CONCRETE - 2,500 PSI

AIR CONDITIONING

ZONED - PER PLAN
A/C EQUIPMENT - 16 SEER SYSTEM, TRANE
HEAT - 96% EF. GAS FURNACE
DUCTS- INSULATED FLEX-DUCT
VENT FANS - BATHS, UTILITY IF NO WINDOWS

ENERGY

ATTIC INSULATION - R26 OPEN CELL FOAM
WALL INSULATION - R13 OPEN CELL FOAM
WATER HEATER - GAS, TANKLESS
DRYER - GAS AND ELEC. CONNECTIONS
POLYSEAL - AT ALL OPENINGS AND BOTTOM PLATE

FRAMING

WINDSTORM - BUILT AND INSPECTED PER STATE CODE
STUD SPACING - 16"
SUBFLOOR - 1 1/8" TONGUE AND GROOVE
EXTERIOR SIDING - 7/16" X 9 1/2" LAP HARDI PLANK
CEILINGS - SEE PLANS FOR RAISED AND VAULTED

ROOFING

DECKING - 7/16" DSB
SHINGLES - GAF TIMBERLINE HIGH DEFINITION
FLASHING - GALVANIZED WHERE NEEDED
ATTIC VENTILATION - SEALED ATTIC
SOFFET VENTS - SEALED ATTIC

WINDOWS - DOUBLE PANE CLAY FINISHED VINYL

PLUMBING

FIXTURES PRICE PFISTER
KITCHEN CHROME

MASTER BATH - CHROME
POWDER ROOM - CHROME
AUX. BATHS - CHROME
UTILITY ROOM - WASHER AND DRYER CONNECTIONS
MASTER TUB - OVAL MARBLE
WHIRLPOOL OPTIONAL \$800

AUX. BATHTUBS - STEEL AND PORCELAIN
SHOWER PANS - ACRYLIC
WATER HEATER - GAS, TANKLESS
KITCHEN SINK - WHITE PORCELAIN

SHOWER ENCLOSURES - CHROME WITH CLEAR GLASS
EXTERIOR HOSE BIBS - THREE
SUPPLY LINES - PEX, INSULATED AT EXT. WALLS
DRAIN LINES - PVC

MIRRORS - 42" PLATE GLASS, BEVELLED EDGE,
MASTER AND POWDER

FIREPLACE - REMOTE CONTROL, GAS, DIRECT VENTED
MANTLE/SURROUND - PER FLOOR PLAN/ CERAMIC TILE

PAINT

WALLS - TEXTURED, LATEX
WOODWORK - LAQUER UNDERCOAT, ENAMEL
EXTERIOR - LATEX ENAMEL
TWO-TONE - WALL COLOR, OFF WHITE, WHITE ENAMEL

BRICK TYPE - U.S. CLAY OR CONCRETE

LOCATION - ALL FIRST FLOOR, PLAN FOR SECOND
GARAGE FRONT WALL

TRIM

INTERIOR DOORS - 6 PANEL RAISED PANEL, FRENCH
DOORS IN SOME PLANS.

CROWN MOLDING - STANDARD IN FOYER, FORMAL AREAS

CHAIR RAIL - SOME FOYERS, BREAKFAST, AND DINING

BUILT-INS - SEE PLANS FOR BOOKCASES, BOX WINDOWS

CLOSET SHELVES - ENAMELLED, ROUTED EDGE

CLOSET RODS - STAINED WOOD

STAIRS - STAINED OAK HANDRAILS, NEWELLS,
WHITE BALLISTERS

WINDOW STOOLS - POURED MARBLE

EXTERIOR LOCKS - BRUSHED NICKEL, DEADBOLTS

INTERIOR DOOR HANDLES - LEVER-STYLE

KITCHEN COUNTER TOPS GRANITE, OMEGASTONE, STANDARD

KITCHEN COUNTER BACKSPLASHES CERAMIC TILE

VAINITY TOPS - MARBLE

WET BAR TOPS - FORMICA

CABINETS

SELECTIONS - STAINED MAPLE, RAISED PANEL,
IN CARAMEL AND PECAN, STD
- HARTFORD STYLE, CARAMEL, PECAN,
CHESTNUT, ASH, AND EXPRESSO - \$500
- CANYON PAINTED SHAKER, TRUE WHITE,
ATLANTIC GRAY, MID GRAY - \$1500

MASTER VANITIES - SAME FINISH AS KITCHEN

MEDICINE CABINETS ALL BATHS EX. SOME PDRS.

LINEN - OPTIONAL WALL CABINETS

UTILITY ROOM - OPTIONAL WALL CABINETS

LIVING/STUDY - SEE PLANS FOR BUILT-INS

WET BAR - OPTIONAL SOME PLANS

HARDWARE - YES

FLOORING

CARPET - SCOTCHGUARD, POLYESTER

ENTRY - CERAMIC TILE OVER 3/8" PAD

KITCHEN - CERAMIC TILE

WET AREAS - VINYL

PORCH - CERAMIC PAVERS

OPTIONS - CERAMIC TILE, MARBLE, WOOD

LANDSCAPE

GRASS - SOD FRONT TO FENCE, NO PLANTING IN REAR,
OPTIONAL SOLID REAR @ \$4.00/SQ.YD.

TREES - NONE SUPPLIED BY BUILDER

SHRUBS/BEDS - STANDARD PACKAGE

FENCE - 6' CEDAR AROUND REAR YARD
TO REAR OF GARAGE

PATIO - 10X10 CONCRETE, EXTRA @ \$4.50 /SQ.FT.

MAILBOX - COMMUNITY CLUSTERS

EXTERIOR TRIM

FACIA BOARD - 6" HARDIE

BRICK FREEZE - 1X4

DRIP EDGE - GALVANIZED STEEL

APPLIANCES - WHITE OR BLACK, GENERAL ELECTRIC

RANGE - COOK TOP, WHITE OR BLACK, GAS

VENT - RECIRCULATING ABOVE COOKTOP

OVEN SELF CLEANING WALL OVEN

DISHWASHER - HIGH EFFICIENCY

MICROWAVE - IN WALL ABOVE OVEN

GARBAGE DISPOSAL - INSINKERATOR BADGER I

TRASH COMPACTOR - NONE

ELECTRICAL

WIRE - COPPER

GFI CIRCUITS - KITCHEN, BATHS, EXTERIOR

KITCHEN LIGHTING - L.E.D. AND UNDER CAB.

EXTERIOR FIXTURES - ENTRIES, DOUBLE FLOOD REAR

SERVICE SIZE - PER PLAN

UNDERGROUND SERVICE - ALUMINUM

CEILING FANS - OPTIONAL @ \$100, LIGHT KIT @ \$35

CABLE OUTLETS - FAMILY ROOM, MASTER B.R.

PHONE OUTLETS - KITCHEN, MASTER BEDROOM

SECURITY SYSTEMS - NONE

GARAGE FINISH

INTERIOR - UNFINISHED, STORAGE SUBFLOOR 3/4"

EXTERIOR - BRICK FRONT, ON FIRST FLOOR,
BALANCE LAP HARDIPLANK

EXTERIOR DOORS

FRONT DOOR - MAHOGANY, OPTIONAL GLASS

OTHER EXTERIOR DOORS - INSULATED FIBERGLASS

GARAGE DOORS - GALVANIZED STEEL

GARAGE DOOR OPENERS - OPTIONAL @ \$450

GUTTERS - NONE

TUB/SHOWER WALLS - CULTURED MARBLE

BATH HARDWARE - CHROME IN MASTER, CHROME ELSEWHERE
TWO TOWEL BARS EACH BATH

STANDARD SELECTIONS AVAILABLE SUBJECT TO
CONSTRUCTION STAGE: BRICK, PAINT, CERAMIC
TILE, VINYL, GRANITE, CARPET
CABINETS, APPLIANCES

INSPECTIONS - LEAGUE CITY, WINDSTORM, ENERGY
FOUNDATION ENGINEER, H.O.M.E.

HOME WARRANTY - 10 YEAR, H.O.M.E./R.W.C.

FLOOD PLAIN - NO FLOOD INS. REQUIRED