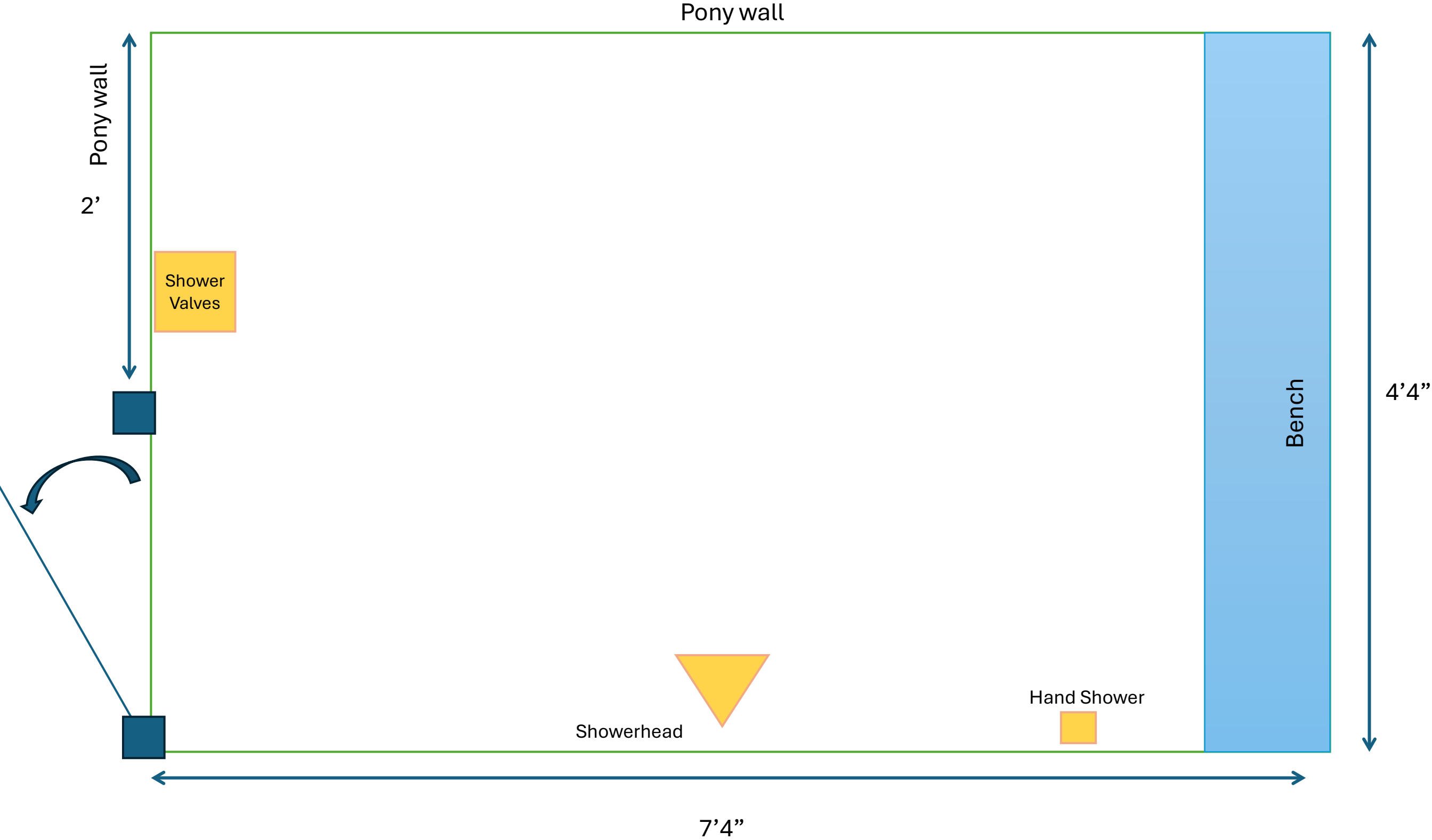
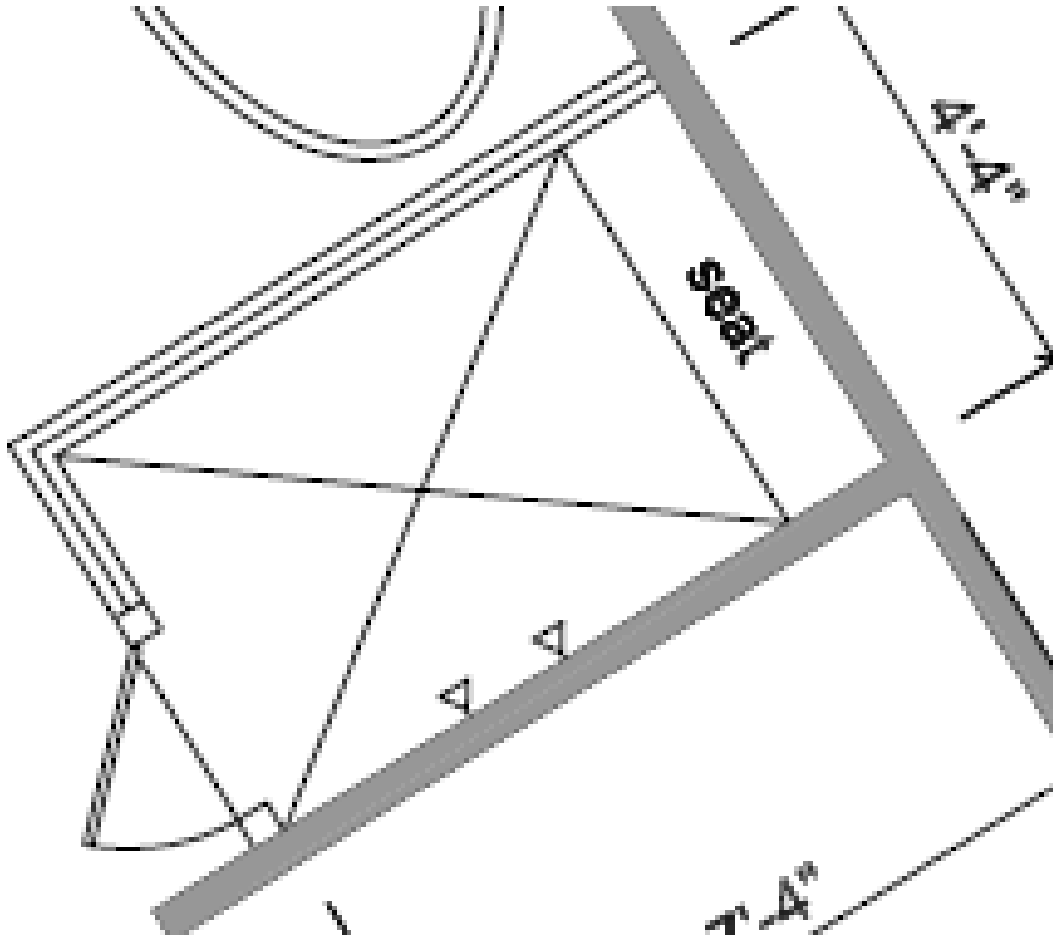
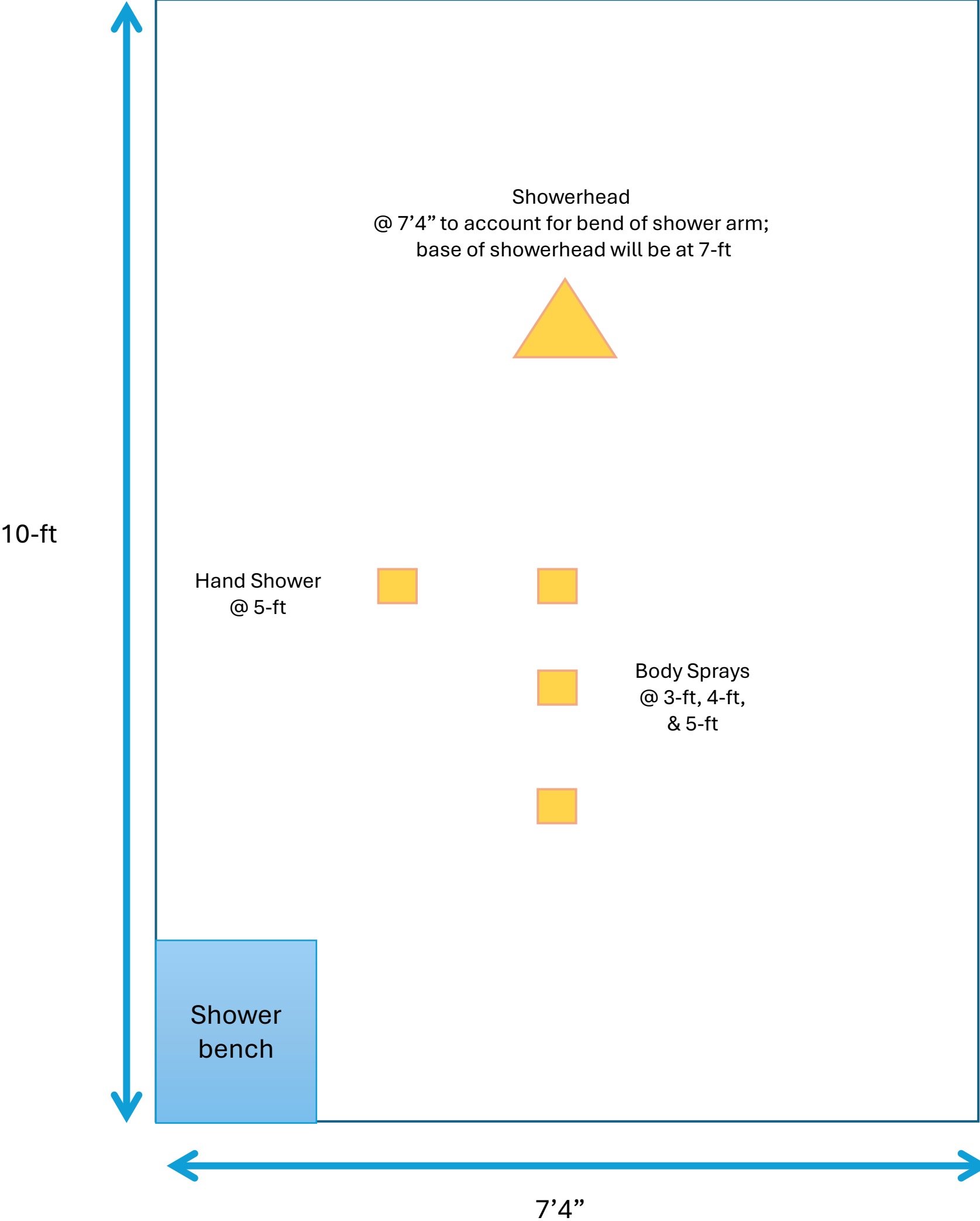


65 Shadow Creek Ridge Shower Layouts

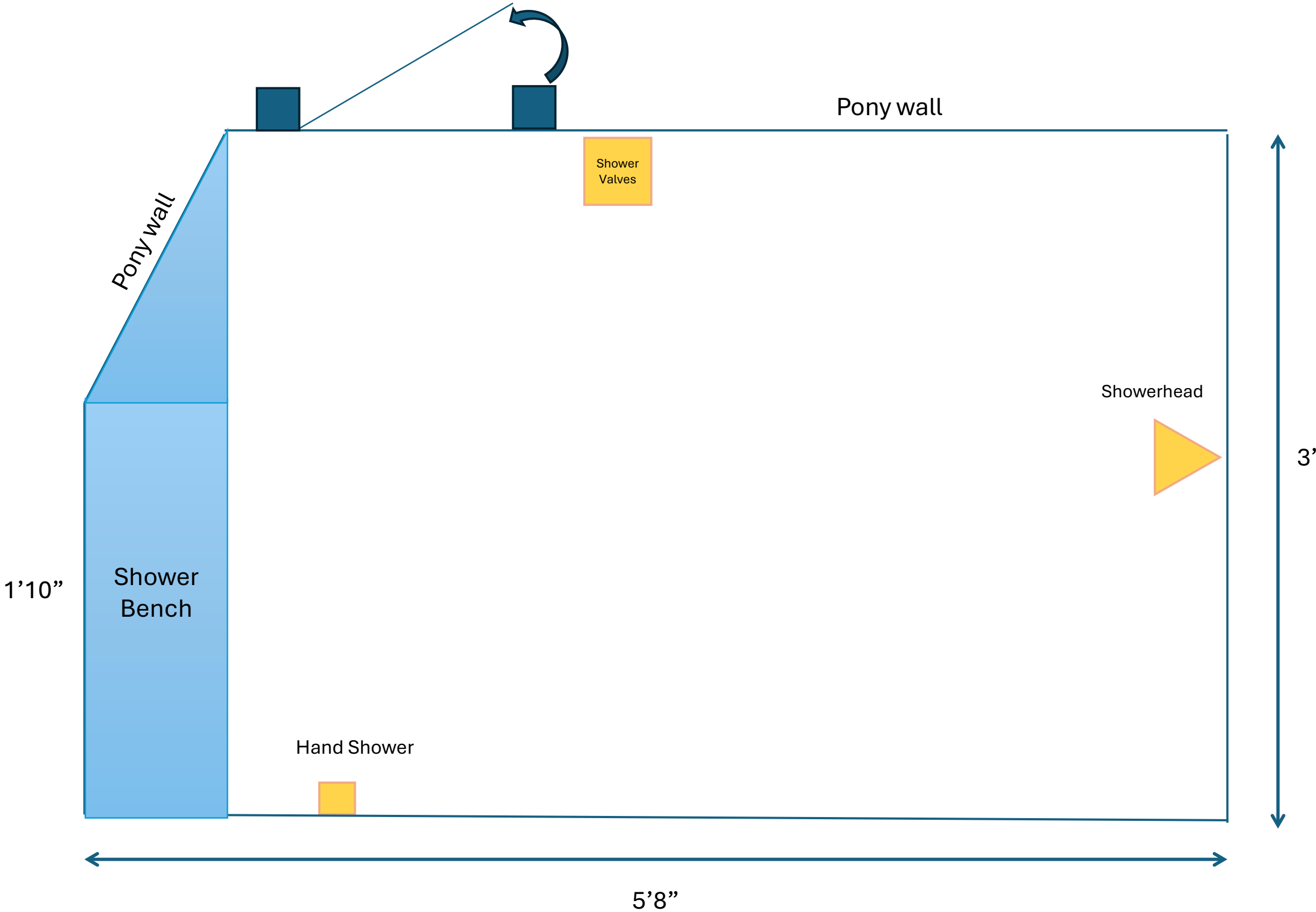
Master Shower



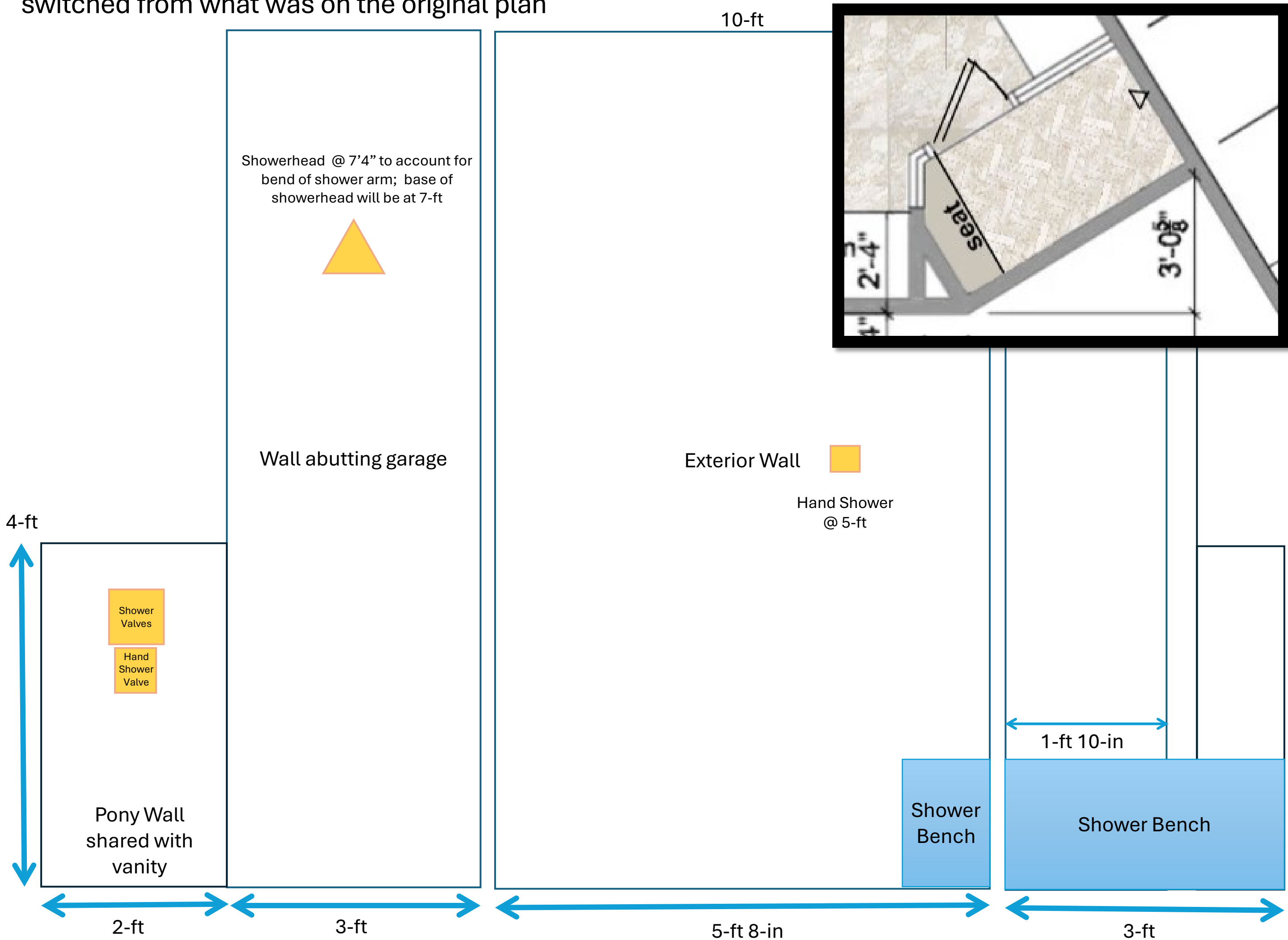
Master Shower



Bath 2 – Bench wall and valves wall have been switched from what was on the original plan



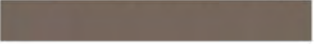
Bath 2 – Bench wall and valves wall have been switched from what was on the original plan



Main Flooring

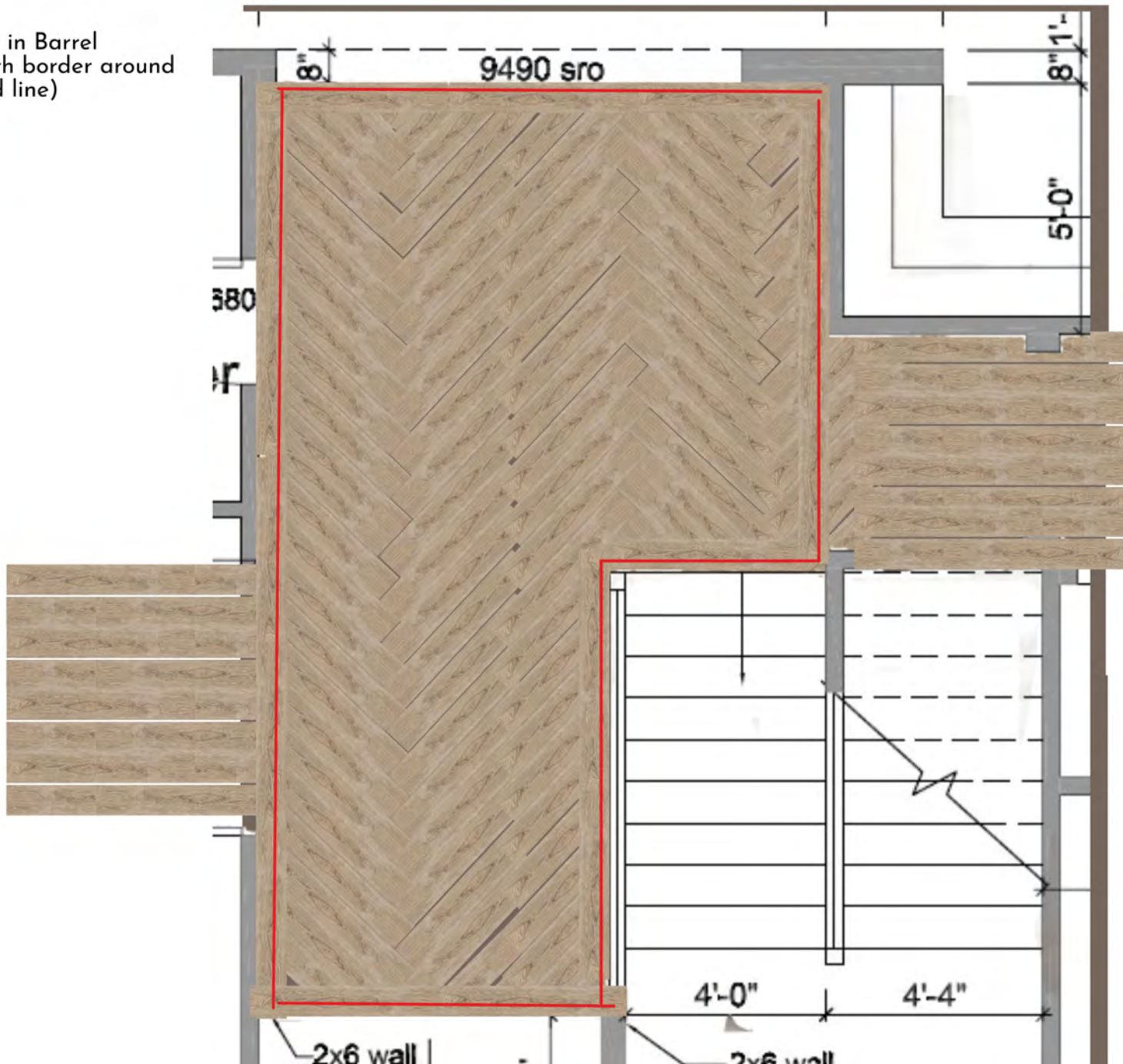
Bio Attitude 8x48 Porcelain Tile in Barrel
Laid staggered from fireplace to kitchen
*will decide direction of the tile in the
hallway to the master bedroom in the field

Grout: Mapei Bahama Beige



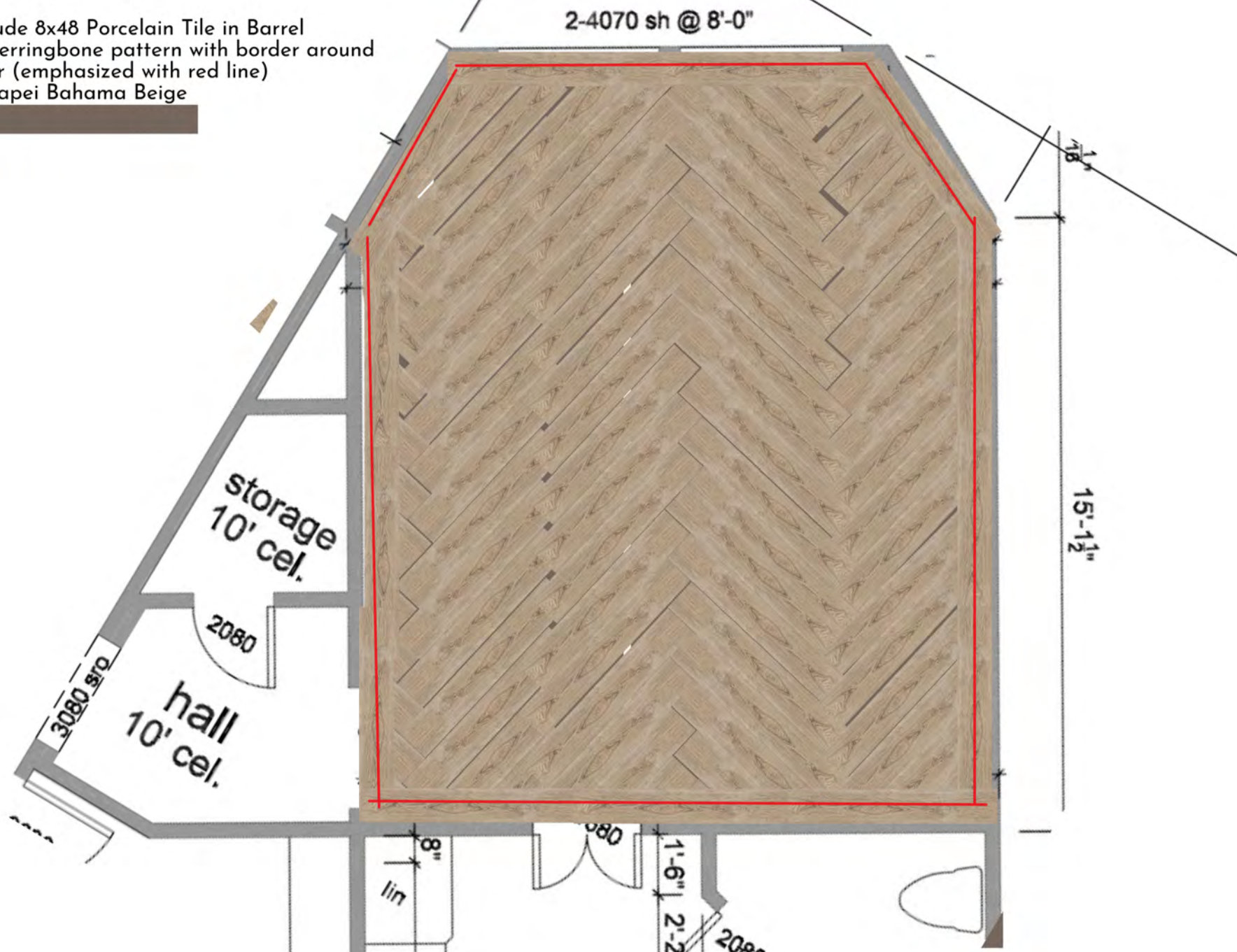
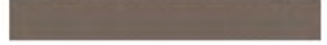
Entry

Bio Attitude 8x48 Porcelain Tile in Barrel Laid in herringbone pattern with border around perimeter (emphasized with red line)
Grout: Mapei Bahama Beige



Master Bedroom

Bio Attitude 8x48 Porcelain Tile in Barrel Laid in herringbone pattern with border around perimeter (emphasized with red line)
Grout: Mapei Bahama Beige



Living Room - Fireplace

Fireplace Surround:
Porcelanosa Liem Dark Nature 47x47
laid vertically stacked, centered on fireplace,
covering front and sides of fireplace

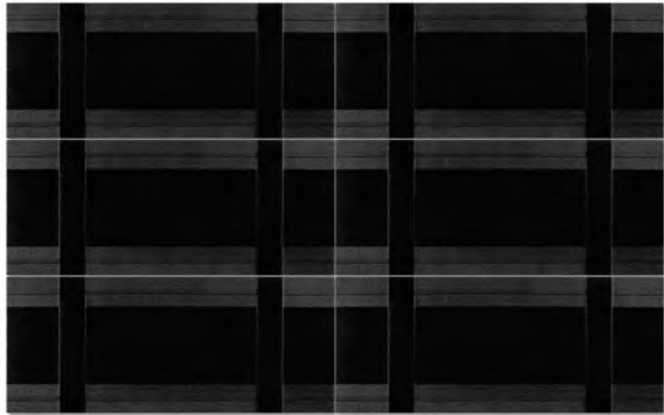
Grout: Mapei Black



Bar

Backsplash:
Ann Sacks Ceri 10x24 tile in Black
Horizontally Stacked with a tight grout line

Grout: Mapei Black

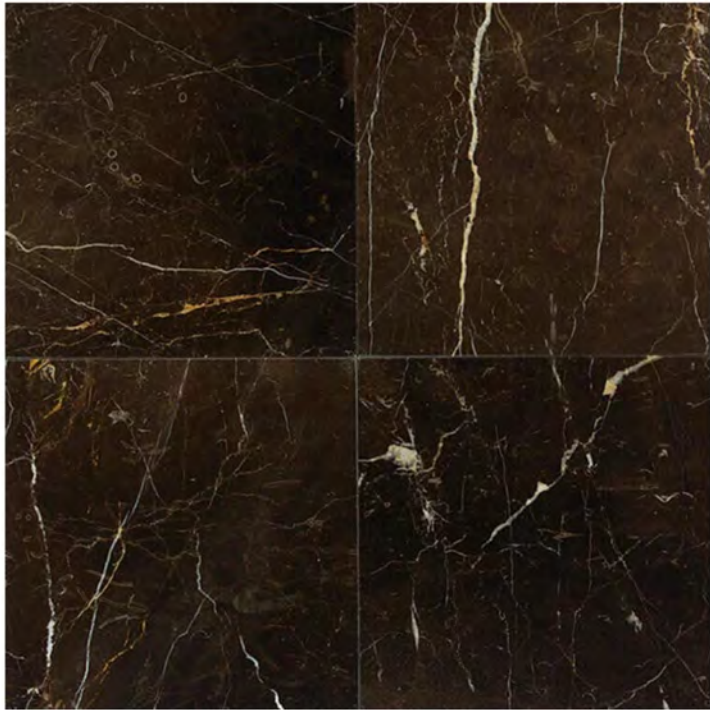
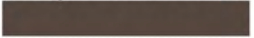


Powder

Wall Tile:
St Laurent 12x12 Marble Tile
Horizontally Stacked to 4 feet. 1' of tile will be
over the counter
Texture Coated Bronze Aluminum Schluter
Floor Tile:
St Laurent 12x12 Marble Tile
laid straight

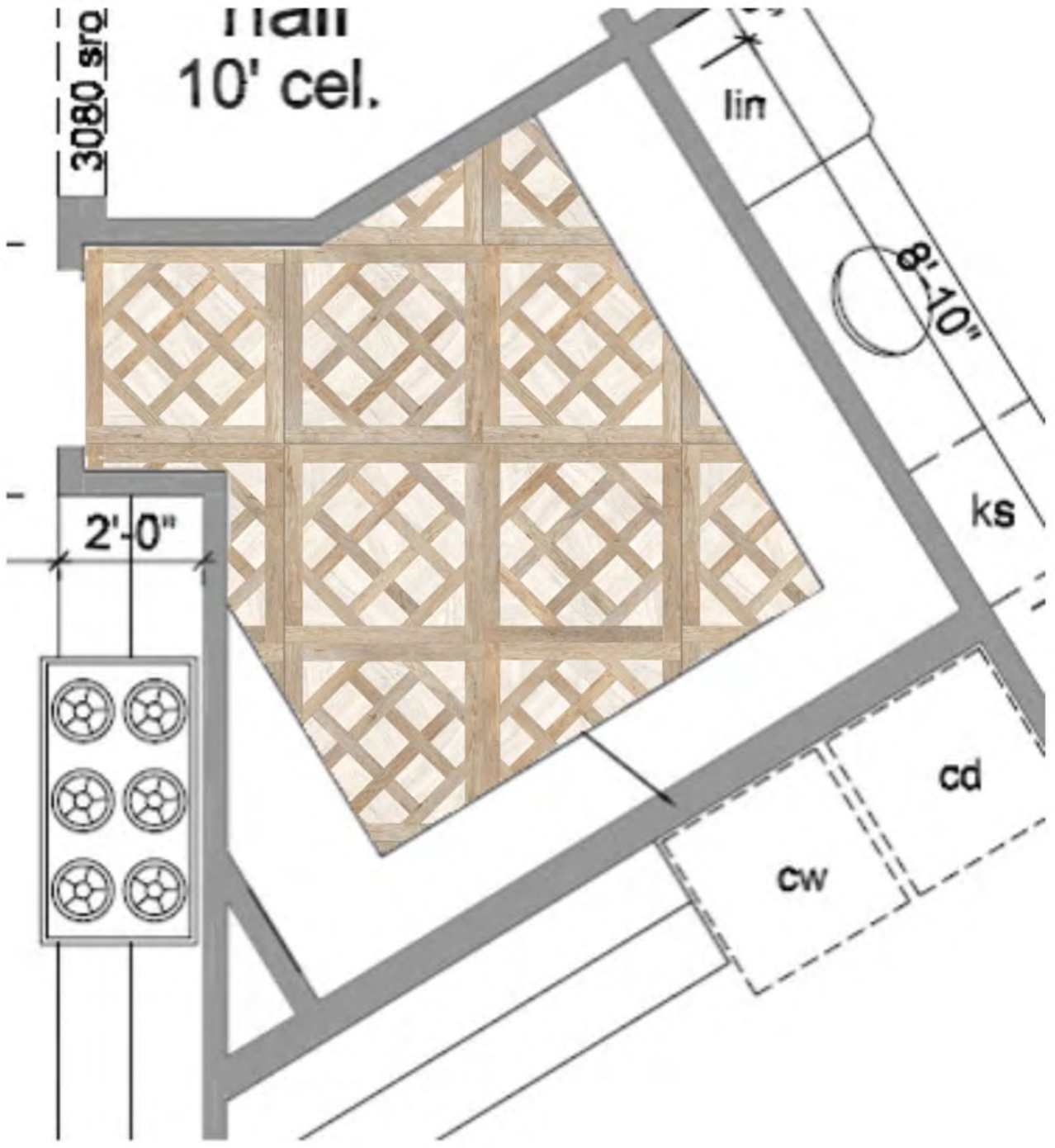


Grout: Mapei Chocolate



Pantry
Floor Tile:
Yorkwood 36x36 tile
laid straight, aligned to pantry door

Grout: Mapei Bahama Beige

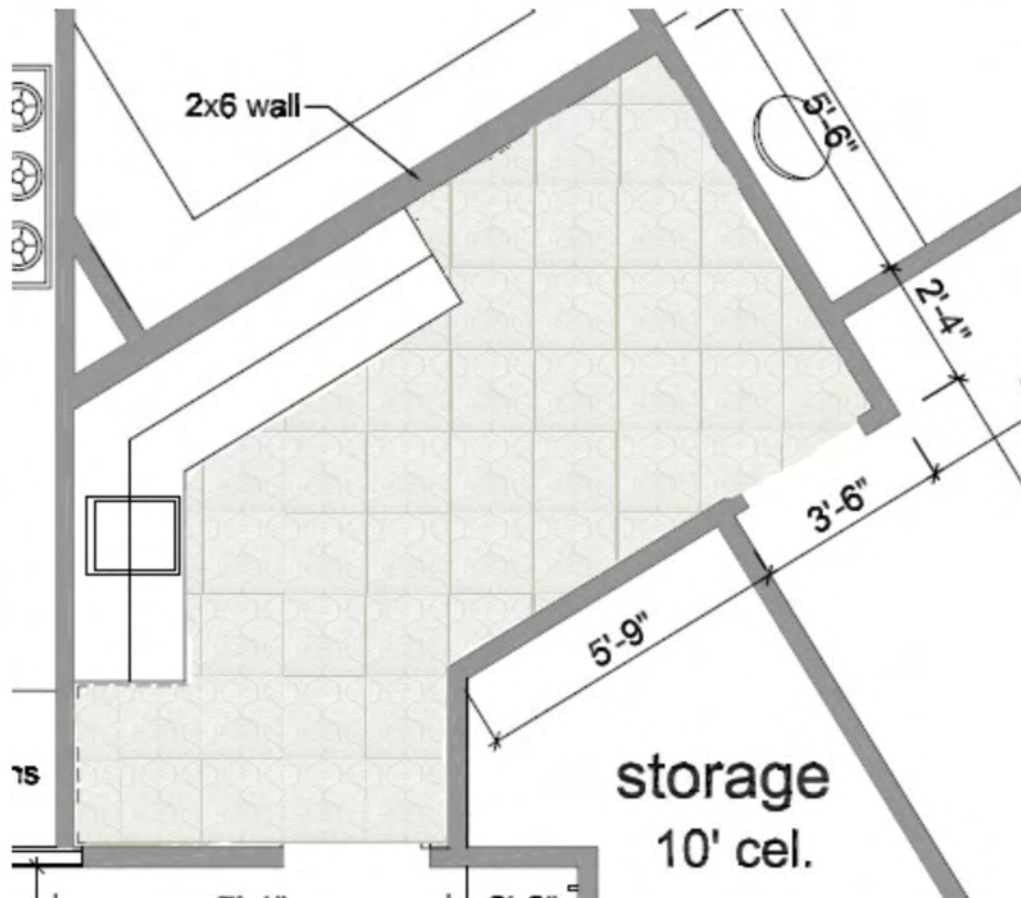
Laundry

Backsplash: Novah Sand 2x9
laid horizontally staggered
Sand Pebble Schluter (or closest match)
Grout: Mapei Alabaster



Floor:
Annie Selke Flora Coconut Milk 18x18 Tile
laid straight. Align the tile to the hallway door

Grout: Mapei Alabaster



Master Bath

Tub Wall:
Autograph Arabescato 48x48 tile
laid vertically straight with a tight grout line

Grout: Mapei Rain

Bathroom Floor
Alina 16x16 Leathered Slate Tile
laid straight

Grout: Mapei Black

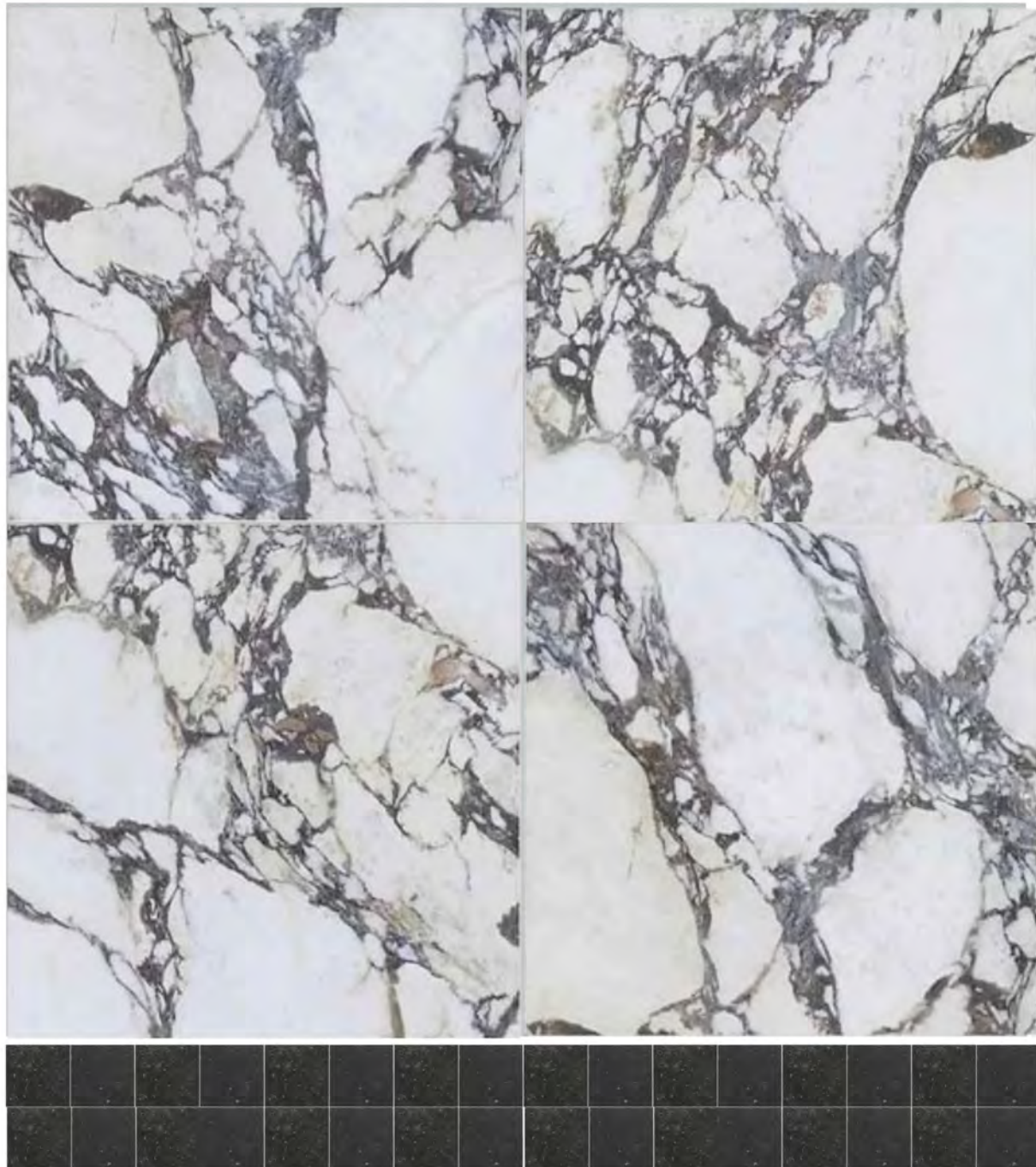


Master Shower

Shower Wall:
Autograph Arabescato 48x48 tile
laid vertically straight with a tight grout line
Satin Gold Schluter
Grout: Mapei Rain

Shower Floor:
Montlake 5x5 tile in Black Natural
laid straight

Grout: Mapei Black



Bath 2

Shower Wall:

Alternate

2 horizontally stacked rows of Arcilla 3x12 tile in Blanco Glossy

2 horizontally stacked rows of Arcilla 3x12 tile in Blanco Matte

Anodized Aluminum Brushed Brass Schluter

Grout: Mapei Avalanche



Shower Floor:

Miravel Herringbone Mosaic

Bathroom Floor:

Miravel 16x16 tile

lay with corner on edge between counter and shower. Laid straight from here out so it will appear to be in a diamond pattern throughout bathroom

Shower Floor

Miravel Herringbone

laid straight

Grout: Mapei Alabaster

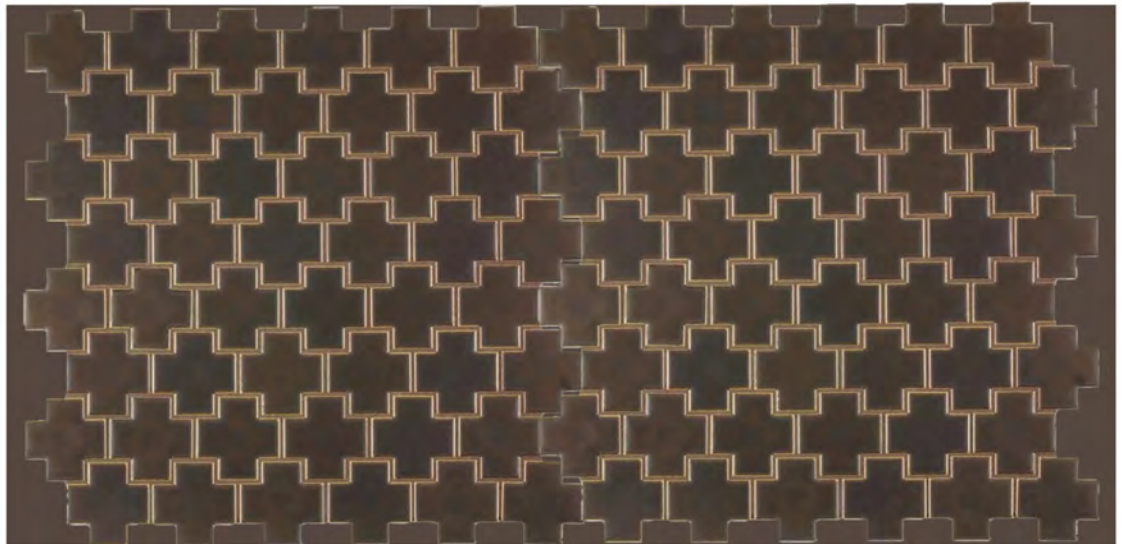
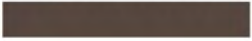


Bath 3

Tub Wall:
Oriana 6x6 tile in Rope Matte
laid horizontally stacked
Satin Gold Schluter
Grout: Mapei Biscuit

Bathroom Floor:
Savoy Swiss Cross Mosaic in Bronze Metallic

Grout: Mapei Chocolate

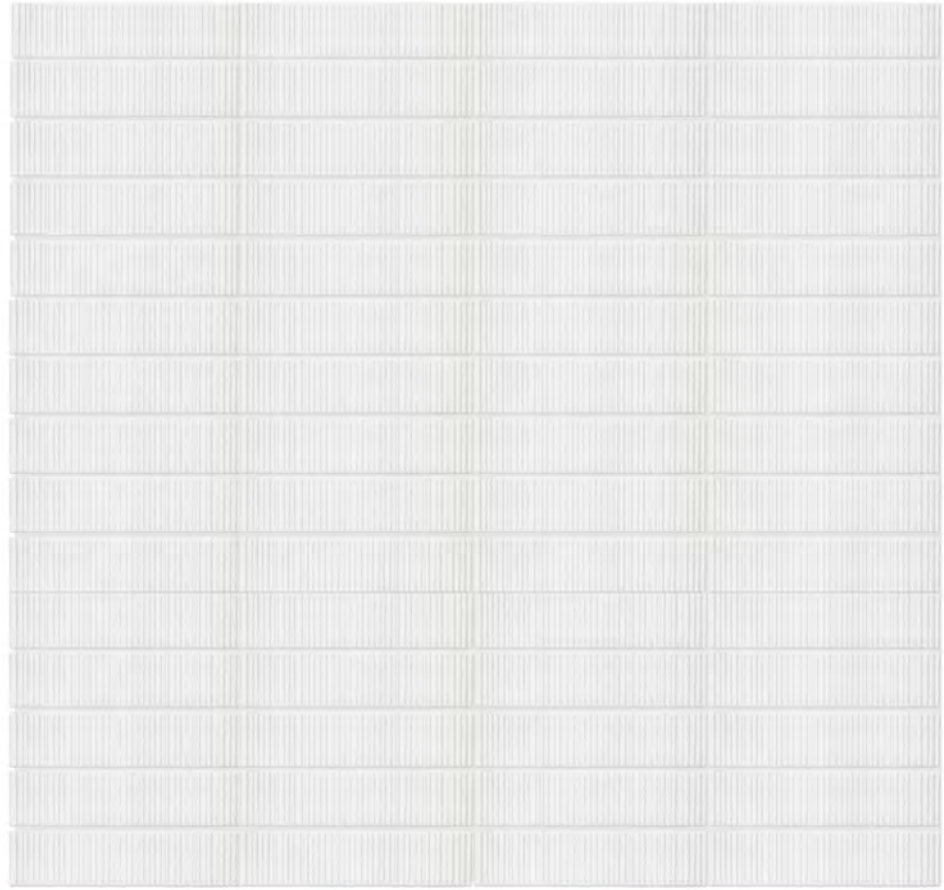


Bath 4

Tub Wall:
Savoy 2x8 Ribbed tile in Paperwhite
laid horizontally stacked with tight grout line
Satin Gold Schluter
Grout: Mapei Avalanche

Bathroom Floor:
Savoy Hive Mosaic in Parchment
laid straight with thin side abutting door and tub

Grout: Mapei Ivory



Game Room

Backsplash:
Riad Star and Cross in Black & White
laid horizontally straight
Matte Black Schluter
Grout: Mapei Moonbeam





SPECIFICATIONS FOR CLIENT RESIDENCE

Located at 65 Shadow Creek Ridge Dr.
Spring, TX 77378

I. GENERAL CONDITIONS

The residence at 65 Shadow Creek Ridge Dr will be built based upon the architectural and structural engineered plans and these Specifications. The Specifications are provided for the purpose of describing the accompanying plans, budget, and the materials and/or methods to be used in constructing the residence to be built. **WHERE CONFLICT EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL BE FOLLOWED. Any work not listed in the plans or the Specifications will be completed as a Change Order.**

II. PROJECT MANAGEMENT

The Builder shall be responsible for the Sub-Contractors employed in connection with this contract. Contractor will furnish all necessary labor to perform all rough framing labor, exterior trim labor and interior trim labor for work indicated on plans or as called for in Specifications to local building codes.

Builder will perform a final walk through and correct any deficiencies prior to closing. Builder and Owner shall agree to timeline of completion of any items not able to be completed prior to closing. Items not able to be completed prior to closing will be deemed warranty items. Closing or moving in denotes final acceptance of outstanding deficiencies with the exception of warranty work. Builder will provide a warranty on craftsmanship on entire scope of work for 1 year starting at substantial completion date. After 1 year timeline Manufacturer's warranties will apply. *Owner is to schedule warranty work with Builder prior to expiration of 1 year warranty period.*

III. ENGINEERING

The soils test is existing. Builder to include all costs for engineered foundation plans and structural engineered framing plans in this budget.

IV. PERMITS & INSURANCE

All necessary permits required for proposed construction to be furnished by Builder. Builder to carry Builder's Risk Insurance on the work during construction. The Builder's Risk Insurance is accounted for in the budget and is factored based on cost and duration of the project. Current build is estimated to be completed by June 2026. If build goes past this date due to change orders requested by the homeowner not requested at the signing of the contract, then the homeowner will be responsible for the additional builder's insurance, supervision, and management fees for every month past that date at a rate of \$5,308 per month. Homeowner is not responsible for any extra fees if the build goes past this date due to weather delays or supply shortages of any of the current, agreed upon selections.

V. SITE FACILITIES

These costs are items in the budget that pertain to maintaining/cleaning and possible equipment rental required on your project. Costs for dumpsters and portable toilet will be dependent on usage and length of construction



time. The dumpsters and portable toilets will be on-site prior to work begins and removed after final completion of the project.

- Dumpster deliveries, swap outs & monthly rental
- Portable toilet maintenance & rental
- Equipment rental – rental of extra equipment that may be required in order for project to move forward such as bobcat, lifts, scaffolding, etc. to include any rentals deemed necessary during construction.

VI. MISCELLANEOUS LABOR & MATERIALS

This is a budget allowance that the Builder has included for any miscellaneous labor or materials required to complete the project.

VII. PROPERTY OWNER ASSOCIATION FEES

No Property Owner's Association Fees are required for construction purposes.

VIII. SURVEYS

Any surveys needed for construction are to be paid by the Builder. It is at the discretion of the Builder as to which survey company is used. Engineering is included in the Budget.

IX. TAP-IN FEES & INVOICES

Builder has included tap-in fees and assessments required for gas, water, and electric services.

X. BUILDING PAD

Builder is to build pad based on the Geo Report. Density test included.

XI. FOUNDATION

The height of the slab will be approximately 4 inches above the building pad. Grade beams 12" x 32". Cost for concrete pumping has been included. Builder to follow engineered foundation design. A licensed pest control professional has been included to treat your foundation prior to pour.

- 3000 PSI transit mix
- Slick finish in Living Areas
- Broom finish on Porches
- Piers have not been included in this budget. If piers are required, it will be a change order.

XII. FRAMING MATERIALS

To be provided by Contractor and shall be of size and strength needed to satisfy local, state or national codes for load, use and spacing indicated on plans. All exterior and interior walls to have a double top plate and a single bottom plate. All studs, ceiling joists, floor joists and rafters to be 16" O.C. unless otherwise noted.

- Ceiling heights to follow plans
- 1 1/8" tongue and grooved subfloor for 2nd floor living areas
- All ceiling joists to be #2 YP

- Lumber to be #3 or #2 YP based on allowable spans
- All exterior and interior walls to be solid fir studs
- Framers to install mechanical walks in attic as needed – Attic decking
- Exterior wall sheathing to be Zip System or equivalent sheathing and sealed with Zip or equivalent seam tape at all seams and corners. Windows to be sealed with Zip or equivalent system stretch tape at bottom seal, NP1 at flanges and tape over flanges.
- Roof Sheathing to be ½" OSB Plywood (foam rafters) – no radiant barrier due to full foam

XIII. EXTERIOR SIDING

N/A

XIV. ROOFING

- HT Ice and water shield underlayment
- 24-gauge Kynar color DL Drip edge, metal valley, and metal ridge
- 1.5 in 24-gauge Kynar Standing Seam Panels with Snap-lock attachment fastener
- 24-gauge Kynar stucco pre-flashing and stainless-steel kick-out
- Plumbing roof jacks boots

XV. GUTTERS

Full gutters with downspouts to be installed in a color that best matches exterior paint selections.

XVI. EXTERIOR CORNICE AND TRIM BOARDS

- Frieze Board: Hardi
- Soffit: Hardi-soffit; vented on patios, non-vented elsewhere
- Window and Door Surrounds: Brick, Hardi, or Siding, as per plan
- Porch & Entry ceilings: Sagiper Sagirev in Metallic Black finish
- Stucco columns

XVII. EXTERIOR DOORS

See provided Andersen Door Specs.

Glass units will have clear, insulated glass. All exterior doors will be bored for standard handle set and deadbolt. An additional charge may be incurred if non- standard bores are required for your hardware selection.

XVIII. OVERHEAD GARAGE DOORS

One 18'x8' Full View Garage Door with Black Vinyl Trim, Black Powder Coat, and Tinted Tempered Glass. One 9'x8' Full View Garage Door with Black Vinyl Trim, Black Powder Coat, and Tinted Tempered Glass. Standard Lift Door Openers with remotes, wall button, and keypad.

XIX. WINDOWS

See provided Andersen Windows Specs

XX. FIREPLACE

- 42" Heatilator Caliber Direct Vent Gas Fireplace with Intellifire Touch Ignition System. See Specs provided
- Gas logs, glass panel, black trim, and remote control included
- Fireplace surround – Liem Dark Nature 47"x47" tile
- Mantle: None
- Construction: pre-fabricated

The installation of Homeowner supplied mantel will be subject to an additional charge to be determined and agreed upon as a Change Order.

XXI. STUCCO

3-coat stucco in standard finish. Stucco color is SW7004 Snowbound. Trim Color is SW6528 Tricorn Black.

- Grade D Fortifiber paper over house wrap or 2 layers over ZIP system
- 7/8 FHA weep screen foundation sill
- Diamond mesh self-furring
- Casing bead at windows and doors. Casing bead at beams for drainage relief
- Scratch coat 1/2", Brown coat 1/2", Skim Coat
- Color coat – Synergy Acrylic fine sand or swirl finish
- All bands EIFS per plan

XXII. PLUMBING

- All plumbing to be installed per plan and specification.
- Plumber to install all plumbing in order to satisfy or exceed local, state, or national plumbing codes.
- All vent pipes to be lead jacks
- Plumber to provide all hot/cold water taps for all plumbing fixtures and appliances as per plans.
- All piping shall be Upinor or equivalent with no manibloc included.
- All drains and vents to be schedule 40 PVC
- All penetrations to be done through the back of the roof or side structure elevations.
- Plumber to provide 2 tankless water heaters

XXIII. PLUMBING FIXTURES & BATHROOM ACCESSORIES

Homeowner agrees to the plumbing fixtures and bathroom accessories selections below. Homeowner is to initial approval of individual selections below. If homeowner does not approve, please initial "Change Order" box. For further information, please refer to the provided plumbing specs and Mood Boards.

**Note: Mood Boards are not exact representations of what the final home will look like. They serve to give a general idea of the design and how the colors and selections will coalesce. If an item is not specifically listed on the mood board itself, it may not appear in the final design of the home.*

Room	Item	Selection	Approval	Change Order
Kitchen	Faucet	Brizo Litze Single Handle Angled Spout Pull Down Kitchen Faucet with Knurled Handle in Matte Black/Luxe Gold		
	Sink	Ruvati epiStage 33-7/8" single Basin Granite Composite Kitchen Sink with Basket Strainer & Cutting Board in Black		
	Garbage Disposal	InSinkerator Advanced ¾ HP Continuous Feed Food Waste Disposal		
	Air Switch	Brizo Garbage Disposal Air Switch in Matte Black		
Bar	Faucet	Brizo Litze Bar Faucet with Angled Spout in Matte Black/Luxe Gold		
	Sink	Ruvati Epi-Cube 20" Drop-In Single Basin Granite Composite Bar Sink with Basket Strainer & Cutting Board in Black		
Laundry Room	Faucet	Delta Nicoli Pull Down Kitchen Faucet in Matte Black		
	Laundry Sink	Ruvati Forma 21" Undermount Laundry Sink		
Powder Bath	Faucet	Brizo Odin Widespread Faucet in Luxe Gold with High Teak Wood Cross Handles		
	Sink	Kohler Artist Editions Sartorial Herringbone 19-15/16" Rectangular Vitreous China Undermount Sink		
	Drain	Brizo Luxe Gold Push Button Drain Assembly		
	Towel Bar	Brizo Odin 6-5/8" Towel Ring in Luxe Gold		
	Toilet Paper Holder	Delta Lahara Pivoting Tissue Holder in Champagne Bronze		
	Toilet	Signature Hardware Bradenton Two Piece Round Toilet in White		
	Toilet Lever	Delta Saylor Universal Tank Lever in Champagne Bronze		
Master Bathroom	Shower System	Delta Vero TempAssure Thermostatic Shower System with Integrated Volume Control, Shower Head, 3 Body Sprays, & Hand Shower in Champagne Bronze		
	Drain Cover	Ebbe America PRO Drain Cover in Champagne Gold		
	Free-Standing Tub	Jacuzzi Amalia 67" Free Standing Acrylic Soaking Tub in White with White Pop-Up Drain		
	Tub Faucet	Delta Vero Deck Mounted Roman Tub Filler with Hand Shower in Champagne Bronze		
	Sink Faucets	(2) Delta Vero Widespread Bathroom Faucet with Pop-Up Drain Assembly in Champagne Bronze		
	Bathroom Sinks	(2) Signature Hardware Mangrove 20" Oval Porcelain Undermount Bathroom Sink		
	Hand Towel Bars	(2) Delta Vero Towel Ring in Champagne Bronze		
	Towel Bar	Delta Vero 24" Towel Bar in Champagne		
	Robe Hooks	(2) Delta Vero Robe Hook in Champagne Bronze		
	Toilet Paper Holder	Delta Vero Single Hook Tissue Holder in Champagne Bronze		
	Toilet Lever	Delta Vero Tank Lever in Champagne Bronze		

	Toilet	Kohler Cimarron 1.28 GPF Elongated Toilet with Left Hand Lever in White		
Bath 2	Shower System	Signature Hardware Beasley Pressure Balanced Shower System with Rain Shower Head, Slide Bar, Hand Shower, Valve Trim, & Diverter in Aged Brass		
	Drain Cover	Ebbe America PRO Drain Cover in Champagne Gold		
	Faucet	Signature Hardware Beasley Widespread Bathroom Faucet with Pop-Up Drain in Aged Brass		
	Sink	Signature Hardware Mangrove 20" Oval Porcelain Undermount Bathroom Sink		
	Bathroom Accessories	Signature Hardware Beasley 6-1/2" Towel Ring, 24" Towel Bar, Double Robe Hook, and Wall-Mounted Toilet Paper Holder in Aged Brass		
	Toilet	Signature Hardware Bradenton Two Piece Round Toilet in White		
	Toilet Lever	Signature Hardware Greyfield Toilet Tank Lever in Aged Brass		
Bath 3 & Bath 4	Shower Trim	Moen Jase Tub & Shower Trim Package in Bronzed Gold		
	Tub	Signature Hardware Sitka 30"x60" Acrylic 3-Wall Alcove Soaking Tub with Chrome Overflow Kit		
	Faucet	Moen Jase Widespread Bathroom Faucet with Pop-Up Drain Assembly in Bronzed Gold		
	Sink	Signature Hardware Mangrove 20" Oval Porcelain Undermount Bathroom Sink		
	Bathroom Accessories	Moen Jase 24" Towel Bar, 6-13/16" Wall Mounted Towel Ring, Single Robe Hook, and Wall-Mounted Toilet Paper Holder in Bronzed Gold		
	Toilet	Signature Hardware Bradenton Two Piece Round Toilet in White		
	Toilet Lever	Signature Hardware Bradenton Toilet Tank Lever in Brushed Gold		
Game Room	Faucet	Kohler Crue Single Hole Bar Faucet in Matte Black		
	Sink	Ruvati epiGranite 18-12" Drop in Single Basin Granite Bar Sink with Basket Strainer in Black		

XXIV. HVAC

Compass Air will furnish and install two Trane brand split systems with two stage compressors; 96% AFUE heating efficiency variable speed blower two-stage heater, matching box evaporator coil; Honeywell media air filter for each system. They will also install 80 cfm's Broan brand exhaust fans on toilets, showers, and in laundry room; overflow safety switched on secondary drain pans; one dryer vent; one kitchen vent; one make-up air; R-6 flex ducts; Honeywell thermostats with digital programmable Wi-Fi capability; white metal registers on returns; and install one fresh air intake.

One year labor through Compass Air and 10 years on compressors. All other warranties provided through manufacturer. Contractor to register units with manufacturer.



XXV. ELECTRICAL

To be furnished and installed by Contractor to local and/or national electrical code. Service to be 120/240 volt, single phase, three wire. All wiring to be copper from circuit breaker panel. Tamper proof plugs and AFI protection per code. Lighting Allowance of \$18,992.90

- Service size: 200 Amp – Underground for main service provided.
- Electrician to provide and install all recess cans per plan with white trim and LED retrofit trims – All other lights/fans to be part of the Lighting Allowance
- White rocker switches used at all switch locations
- Electrician to install and provide Fire/Smoke/CO2 Detection as per Code.

XXVI. LIGHTING FIXTURES

Lighting Fixtures include all interior and exterior fixtures not provided by Electrician as stated above. All decorative lighting, ceiling fans, heat lamps, fan and light combinations, dimmers, motion sensors, bulbs for all fixtures, and door chimes are included in this budget.

Homeowner agrees to the lighting fixture selections below. Homeowner will initial approval for each individual selection below. If homeowner does not approve of a selection, please initial “Change Order” box. For further information, please refer to the provided lighting fixture specs and mood boards.

Room	Item	Selection	Approval	Change Order
Exterior Front	Porch Lights	(2) Visual Comfort Aspen 36" LED Sconce in Charcoal		
	Garage Exterior Lights	(3) Visual Comfort Lyft 19" LED Sconce in Charcoal		
	Garage Interior Lights	(4) Nuvo Lighting 47-7/16" wide LED Flush Mount		
Exterior Rear	Flood Lights	(4) Nuvo Lighting 4-3/4" Tall 2-Light Outdoor Flood Light in White		
	Fans (1 Patio, 1 Balcony)	(2) 56" Casa Vieja Grand Milano Damp Fan in Black		
Entry	Foyer Light	Currey & Company Maypan 4-light 24" wide Chandelier in Coco Cream/Natural		
Living Room	Fan	60" Casa Vieja Montage Fan in Soft Brass		
Bar	Art Light	(2) Visual Comfort David Art 18" Picture Light by Thomas O'Brien in Hand-Rubbed Antique Brass & Bronze		
Office	Overhead Light	Troy Lighting Odyssey 38.5" 5-light Pendant with Plated Smoked Glass Shades in Carbide Black & Polished Nickel		
Kitchen	Pendant	(3) Visual Comfort Lorford 14" Pendant Light in Gilded Iron & Mercury Glass		
Dining Room	Chandelier	Currey & Co Bon Vivant 5-Light 30" Wide Wrought Iron Waterfall Chandelier in Natural/Contemporary Gold		
Powder	Vanity Lighting	(2) Palecek Hendrick 24" Wall Sconce in Antique Brass		
Master Bedroom	Fan	Visual Comfort Avila 60" 3-Blade Indoor LED Ceiling Fan in Satin Brass		
Master Bathroom	Chandelier	Currey & Company Hampton 25" Aerin Pendant Light in Burnished Silver Leaf		
	Vanity Lighting	(4) Visual Comfort Marais 20" Large Double Bath Sconce by Thomas O'Brien in Hand Rubbed Antique Brass & White Glass		

Bath 2	Vanity Lighting	Hinkley Lanza 34" Wide 4-Light Vanity Light in Brushed Bronze		
Bath 3	Vanity Lighting	Troy Lighting Liam 2-Light 26" Sconce		
Bath 4	Vanity Lighting	(2) Visual Comfort Hanover 19" Sconce in Burnished Brass		
Guest Bedroom & Game Room	Fan	(2) 56" Casa Vieja Veyron Fan in Matte Black		
Upstairs Bedrooms	Fan	(2) 52" Casa Vieja Revue Soft Brass Hugger		

XXVII. GENERATOR

Not Included.

XXVIII. STRUCTURED WIRING

See Specs Provided.

XXIX. CENTRAL VACCUM SYSTEM

Not Included.

XXX. INSULATION

- Side walls: 3.5 nominal inches open cell foam
- Cold Floor: 3.5 nominal inches open cell foam
- Gables: 3.5 nominal inches open cell foam
- Roof Deck: 5.5 nominal inches open cell foam
- Sound Batt Installation on interior bathroom walls
- Air Infiltration: Foam sealant
- Poly seal top plate, penetrations, base plates, block, chases, windows & doors.
- Contractor to use open cell foam that meets all the current ICC-code requirements.

XXXI. DRYWALL

All interior walls and ceilings to be 1/2" drywall installed and finished to Level 4 by Contractor. All ceilings and walls of garages and any stair closet ceilings to be 5/8" fire rated sheetrock. All showers and tubs to have water resistant board. Level 4 – Light texture on ceilings and walls. Garage walls to be taped and floated – no texture.

- Wall Corners: Square
- Windows: Wood-cased
- Openings: Sheetrock

XXXII. INTERIOR DOORS AND TRIM MATERIAL

- Interior doors: 8'0" solid core 2-panel Shaker-style doors
- Door Casings: 1" x 4" FJ pine
- Windows: Wood cased to match door casing

- Baseboard: 1" x 6" FJ
- Cased Openings: Sheetrock
- Crown molding: None
- Bath vanity mirrors NOT framed – Mirrors to ceiling to be provided through Glass Allowance
- Any corbels used for support will be job built
- Chrome metal rods in all closets with wood shelf above
- Closet/Pantry Shelving: Paint grade birch

XXXIII. CABINETS

- Cabinet boxes: Kitchen, Bar, Pantry and Master Bath to have job built paint grade cabinets with paint grade birch plywood boxes with clear birch solid fronts. All other areas to have job built paint grade cabinets with paint grade birch plywood boxes with solid poplar fronts. Upper cabinets to have crown.
- Overlay Cabinet Panel Doors: Shaker style – sample to be provided to Owner – Kitchen, Bar, Pantry and Master bath with clear birch flat panel. All other areas to have MDF flat panel with wood rails. All drawer fronts smaller than 8" will be slab front with same edge profile as others. See Mood Boards for Details
- Hinges: Soft Close European Concealed Hinges in main areas and master bathroom.
- Drawers - Plywood bottom, 1/2" plywood sides, side mount soft close full extension drawer guides to be used in main areas and master bathroom.
- Cabinet Hardware - Owner's selection to be part of the Hardware allowance

XXXIV. STAIRWAY

Stairs to have wood risers stained to match wood tile floor, with wood handrails and overlook. See Mood Board for design.

XXXV. BALCONY

- Balcony railing to be wrought iron in standard railing design
- Balcony floor to be waterproofed Westcoat finish in Solar Reflective Tan. It will be painted in a horizontal staggered tile design with white grout lines

XXXVI. DOOR LOCKS & HARDWARE

All exterior doors should have deadbolts and a keyed lock. Most fire code requirements call for thumb bolt dead bolts. All bathroom and bedroom locks to have privacy locks. All other doors to be passage.

Hardware to include the following (some items may not be used):

- Door Knobs (Interior and Exterior)
- Door Locks
- Cabinet and Drawer Pulls/Knobs
- Hooks for Mudroom and/or Laundry Room



- Standard Door Stops/Hinges
- Shelf Supports
- Metal Closet Rods, including installation
- Shower Rods, including installation in Tile
- Door Stops installed in Concrete or Tile, including installation
- If there is a change order for panel ready appliances, their hardware and handles will be included in this budget

*There will be an additional charge if mortised hardware is selected.
Any additional fasteners or hardware needed for installation will be charged to your Hardware Allowance.*

XXXVII. PAINTING

Exterior Paint:

All exterior paint to be Sherwin Williams A-100 satin finish with one coat primer and one coat color.

- Stucco to be painted SW7004 Snowbound
- Trim and soffit will be painted SW6528 Tricorn Black

Interior Paint:

Sherwin Williams paint to be furnished and installed by Contractor. Sherwin Williams Painter's Edge Paint Flat to be used on walls and ceilings. Sherwin Williams Satin Oil base enamel paint will be used on trim and woodwork. All stained areas to have Satin finish. All interior walls to have two coats of color. All ceilings to have one coat primer and one coat color.

Interior Paint Selections detailed below. Please refer to Mood Boards and provided paint samples for color details. Initial whether you approve selection or would like to make a change order:

Room	Area	Color Selection	Finish	Approval	Change Order
Whole House	Ceilings	SW9541 White Snow	Matte		
	Interior Doors & Trim	SW9541 White Snow	Satin		
Downstairs (unless noted below)	Walls	SW9503 Cheviot	Matte		
	Cabinets	SW9611 Minimalist	Satin		
Bar Room	Walls	SW6991 Black Magic	Matte		



	Cabinets and Pocket Doors	SW6991 Black Magic	Satin		
Powder	Walls	SW9503 Cheviot	Matte		
	Cabinets	SW6991 Black Magic	Satin		
Laundry	Walls	SW9541 White Snow	Matte		
	Cabinets	SW9611 Minimalist	Satin		
Master Suite	Walls	SW9541 White Snow	Matte		
	Cabinets	SW9583 Sanctuary	Satin		
Secondary Bedrooms & Bathrooms	Walls	SW9541 White Snow	Matte		
	Cabinets	SW9611 Minimalist	Satin		
Game Room	Walls	SW9541 White Snow	Matte		
	Cabinets	SW6991 Black Magic	Satin		

Any different finishes will be processed as a change order. Any specialty finish not specified in these Specifications (i.e., faux, washed, distressed, glazing, etc.) will be at an additional cost.

XXXVIII. COUNTERTOPS

Allowance for all costs for labor and materials for complete installation of Granite, Quartz or Quartzite selected by Owner. Undermount sinks to be provided through the Plumbing supplier and installed by Countertop contractor.

Countertop Selections below. Initial whether you approve or would like to make a change order.

Room	Selection	Approval	Change Order
Kitchen Surround	Hana Sky Quartz		
Kitchen Backsplash	Hana Sky Quartz		

Initials: Owner(s) _____ Builder _____

Kitchen Island	Charlestown Quartz		
Pantry	Stain-Grade Wood		
Utility	Slate Gray Quartz		
Bar	Charlestown Quartz		
Powder Bath	Hana Sky Quartz		
Master Bath & Closet	Hana Sky Quartz		
Bath 2	Linen Quartz		
Bath 3	Linen Quartz		
Bath 4	Linen Quartz		
Coffee Bar	Linen Quartz		

XXXIX. TILE

Allowance includes all costs for tile, mortar, float and any other materials and labor for complete installation of tile used in following areas as per Owner's selection:

- Tile floors – for bathrooms, mud room, pantry and laundry room
- All shower walls/floors, and backsplash in kitchen
- See below for selections. Tile details provided in Mood Boards. Initial whether you approve or would like to make a change order.

Room	Area	Selection & Application	Grout & Schluter	Approval	Change Order
Downstairs	Main Flooring	Bio Attitude 8"x48" tile in Barrel laid staggered from fireplace to kitchen	Mapei Bahama Beige		
Entry	Floor	Bio Attitude 8"x48" tile laid straight around border of room with herringbone pattern in the center	Mapei Bahama Beige		
Living Room	Fireplace Surround	Liem Dark Nature 47"x47" porcelain tile laid straight from floor to ceiling, centered on the fireplace	Mapei Black		
Bar	Backsplash	Ceri 10x24 tile in black, horizontally stacked	Mapei Black		
Powder Bathroom	Wall & Floor	St Laurent 12x12 Polished Marble tile laid straight on floor; stacked to 4-feet on wall. Will go 1-ft above counter.	Mapei Chocolate Grout & Bronze Schluter		
Pantry	Floor	Yorkwood 36x36 Matte Deco in Classic 02 laid straight, aligned with door	Mapei Bahama Beige		
Laundry	Backsplash	Novah 2x9 tile in sand horizontally staggered	Mapei Alabaster Grout & Sand Pebble Schluter		
	Floor	Annie Selke Flora Coconut Milk tile laid straight	Mapei Alabaster		
Master Bedroom	Floor	Bio Attitude 8"x48" tile laid straight around border of room with herringbone pattern in the center	Mapei Bahama Beige		
Master Bathroom	Bathroom Floor	Alina 16x16 leathered slate tile laid straight	Mapei Black		
	Tub Wall	Autograph Arabescato 48x48 tile laid vertically straight with a tight grout line	Mapei Rain		
	Shower Floor	Montlake 5x5 tile in Black Natural laid straight	Mapei Black		
	Shower Wall	Autograph Arabescato 48x48 tile laid vertically straight with a tight grout line	Mapei Rain Grout & Satin Gold Schluter		
Bath 2	Shower Wall	2 rows of Arcilla 3x12 tile in Blanco Glossy laid horizontally stacked alternated with 2 rows of Arcilla 3x12 tile in Blanco Matte laid horizontally stacked	Mapei Avalanche & Satin Gold Schluter		

	Shower Floor	Miravel Herringbone Mosaic	Mapei Alabaster		
	Bathroom Floor	Miravel 16x16 Marble Tile laid straight	Mapei Alabaster		
Bath 3	Tub Wall	Oriana 6x6 tile in Rope Matte laid horizontally stacked	Mapei Biscuit Grout & Satin Gold Schluter		
	Bathroom Floor	Savoy Swiss Cross Mosaic in Bronze Metallic	Mapei Chocolate		
Bath 4	Tub Wall	Savoy 2x8 Ribbed tile in Paperwhite laid horizontally stacked	Mapei Avalanche		
	Bathroom Floor	Savoy Hive Mosaic in Parchment	Mapei Ivory		
Game Room	Backsplash	Star and Cross tile in Black and White laid horizontally stacked	Mapei Moonbeam Grout & Matte Black Schluter		
Covered Veranda	Floor	Currently unfinished concrete so that homeowner can match it to pool coping. Tile not included in budget.			
Balcony	Floor	This will be a waterproofed Westcoat designed to look like tile. See Balcony section for further details			

XL. CARPET

Please see attached Take Off for areas that will be carpeted. Allowances are for all costs for materials and labor for complete installation of carpet. See specs provided

XLI. APPLIANCES

Any appliances purchased by Owner outside of Builder's Preferred Vendor list will not be warranted for any defects, including cosmetic, by Builder. Installation of all appliances to be part of this allowance. Any costs for assembly of any items delivered non-assembled will be part of this allowance. Sales tax and delivery charges are included in the scope of this allowance. See specs provided.

All appliances below are Stainless Steel. If Homeowner would like to update these appliances to panel ready, a change order will need to be made. If this is the case, all appliance panels/fronTS will be included in the Appliance Allowance, as well as the cost of painting, staining, and installing the door fronts. Pulls and handles will be included in the Hardware Allowance.

Appliance Selections below. Initial whether you approve or would like to make a change order.

Room	Item	Selection	Approval	Change Order
Kitchen	Range top	SKS 48" wide Natural Gas Range top		
	Vent Hood & Blower	Avallon 48" Wide Range Hood Insert		
	Dishwasher	SKS 24" Wide 15 Place Setting 3 Rack Dishwasher		
	Double Oven	SKS 30" Wide 9.4 CuFt Electric Double Oven with Convection Bake and Steam Cook		
	Microwave	Avallon 24" 1000 Watt Microwave Drawer		
	Refrigerator/Freezer	SKS 42" Side by Side Refrigerator		
Bar	Wine Refrigerator	Avallon 24" wide 14-Bottle Capacity Wine Fridge in Stainless Steel		
Club Room	Beverage Refrigerator	Avallon 24" Wide 140-Can Beverage Center in Stainless Steel		



XLII. GLASS WORK

- Allowance for all costs for materials and labor for complete installation per Owner’s selection:
- Metal mirrors to match plumbing fixtures.in all bathrooms. See Mood Boards for sample renderings.
- Frameless shower panels/doors
- No enclosure for upstairs tubs have been included
- Any cost for installation of Owner’s supplied mirrors to be part of this allowance.

XLIII. FLATWORK – PAVERS

Pavestone Charcoal pavers in Versailles pattern with Soldier Course for front walkway and driveway.

XLIV. MAILBOX AND ADDRESS NUMBERS

Builder will provide required HOA standard mailbox and mail post. Address numbers will be 8” Black Metal numbers laid vertically over front right sconce on the exterior entry.

XLV. GRADING

Builder to provide rough grade around construction site.

XLVI. LANDSCAPING & FENCING

Landscaping to be provided by builder to meet HOA requirements. \$40,000.00 Allowance. Fencing is not included in the budget.

XLVII. CLEANS

Builder will clean the interior and exterior of job site as necessary to maintain as clean of construction area as possible throughout the construction process.

Final clean for Homeowners’ move in:

- Final move in clean, wiping down, vacuuming, moping of floors
- Include cleaning of windows & glass in doors (interior and exterior)
- Clean inside/out of cabinets & bathroom sink/vanity top, toilet
- Wipe all countertops
- Wipe all millwork/cabinetry/shelving - includes wiping off drawer guides
- Wipe all hardware accessories (towel bars, hooks, door knobs, etc.)
- Remove all protective coverings on appliances and wipe down inside/out if any installed – **Notify Project Manager immediately if there’s any scratches/dents detected**
- Remove any protective coverings on Fireplace screens/frames – wipe down
- Sweep off porches and inside of garage
- Switch out AC filters provided by Builder



The owners' signatures below acknowledge the above document has been read and agreed to in full.

Owner's Signature

Date

Owner's Signature

Date

Flair Builders

Date

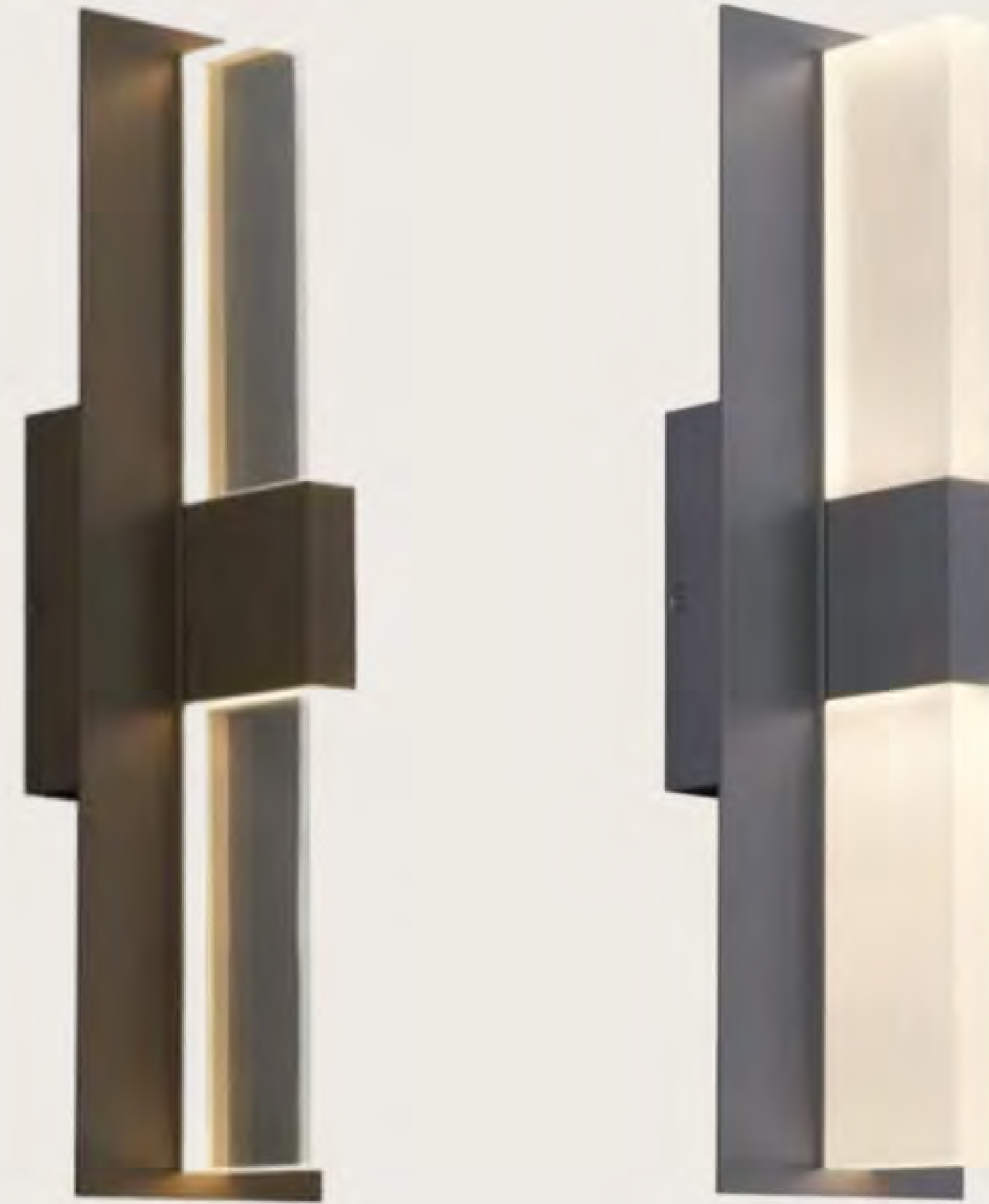
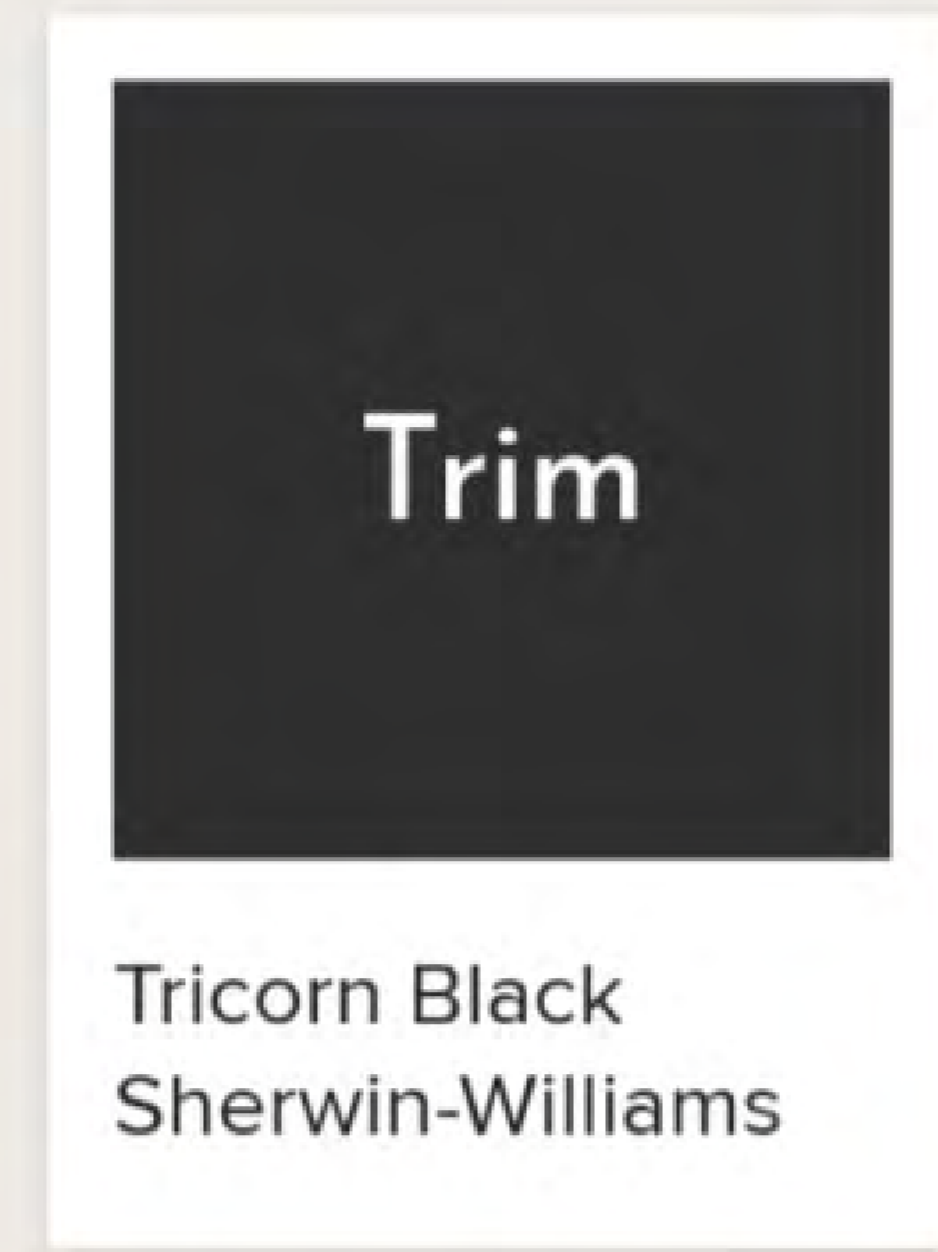
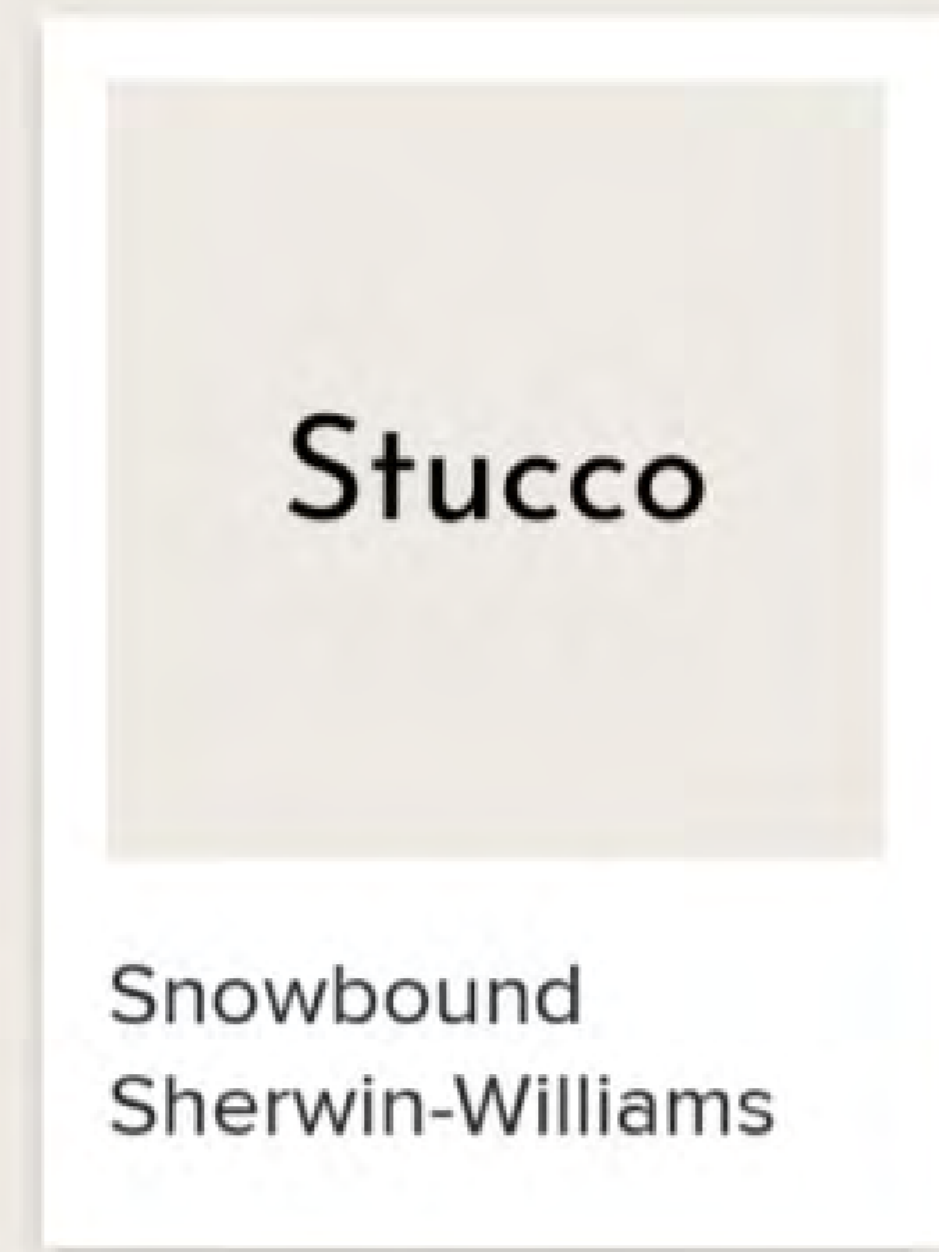
65 Shadow Creek Ridge



Exterior Lighting & Front

Floating 8" Black
Vertical House
Numbers

5



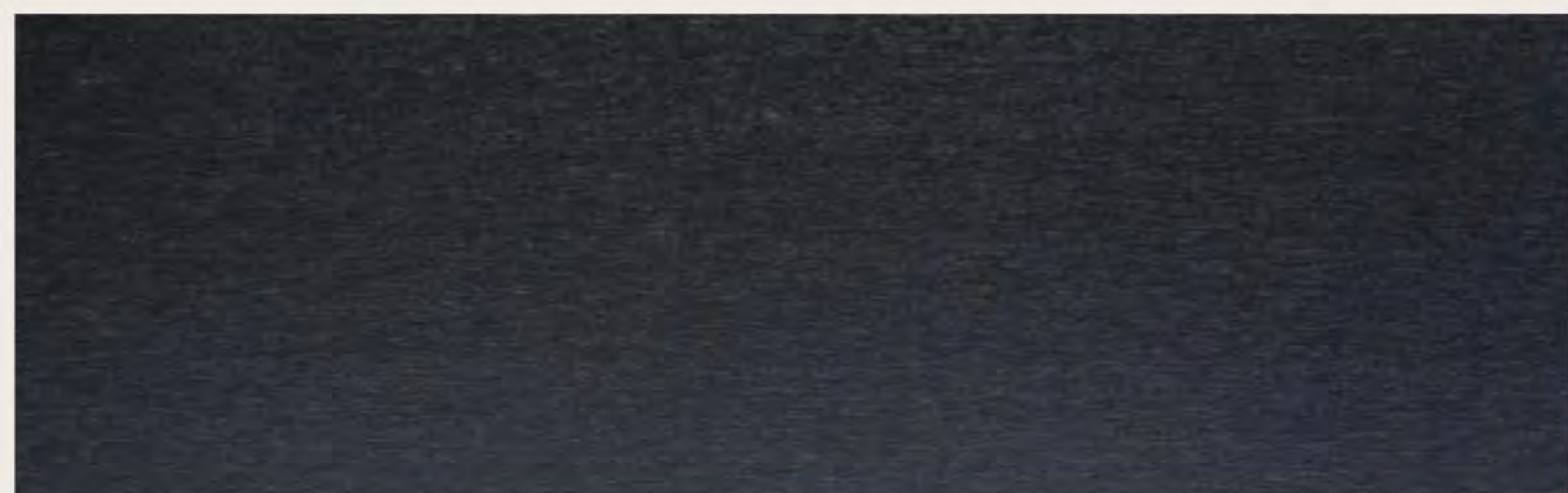
Visual Comfort Lyft Charcoal 19" Garage Sconces

Visual Comfort Aspen 36" Charcoal Entry Sconces

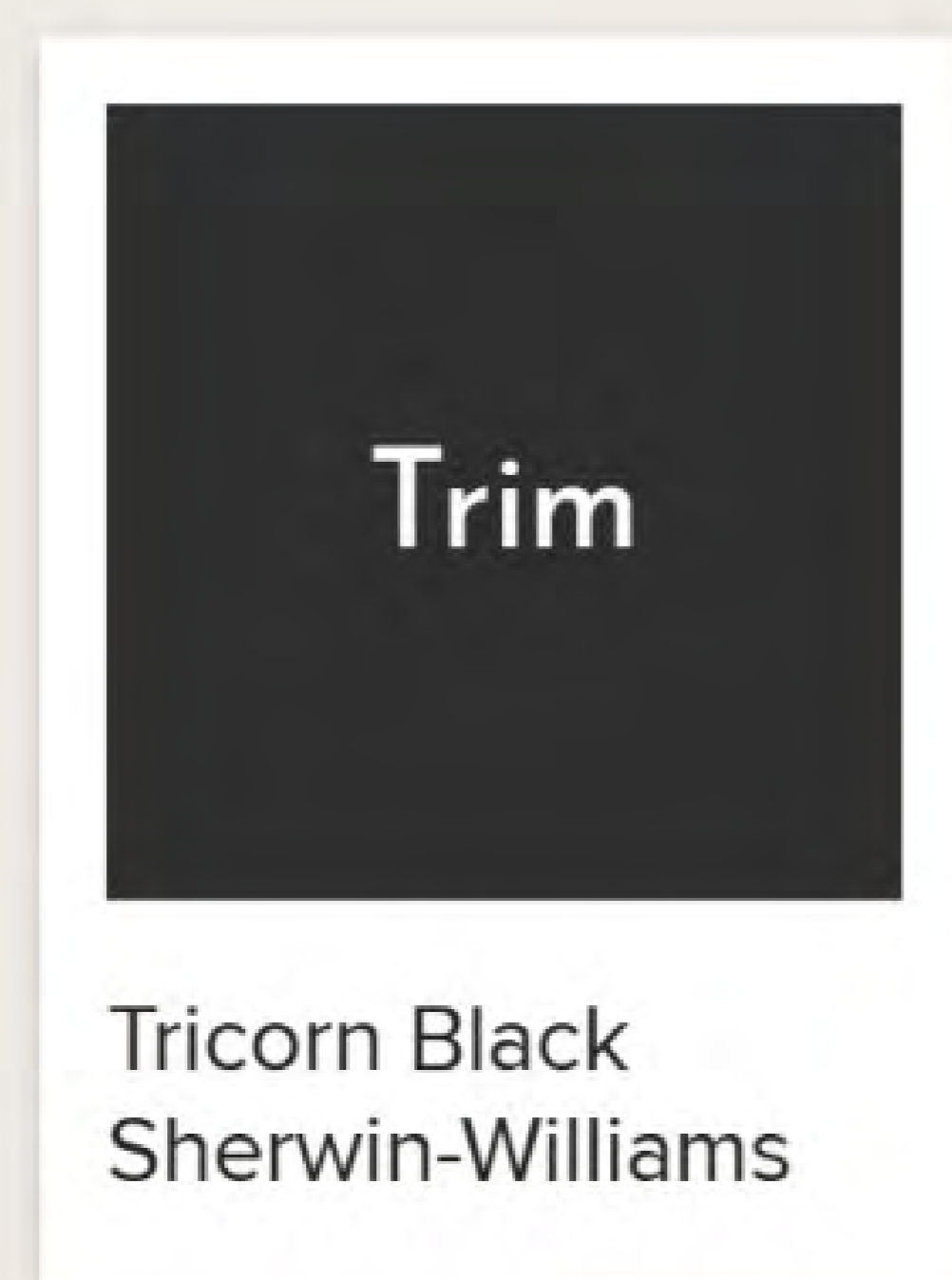
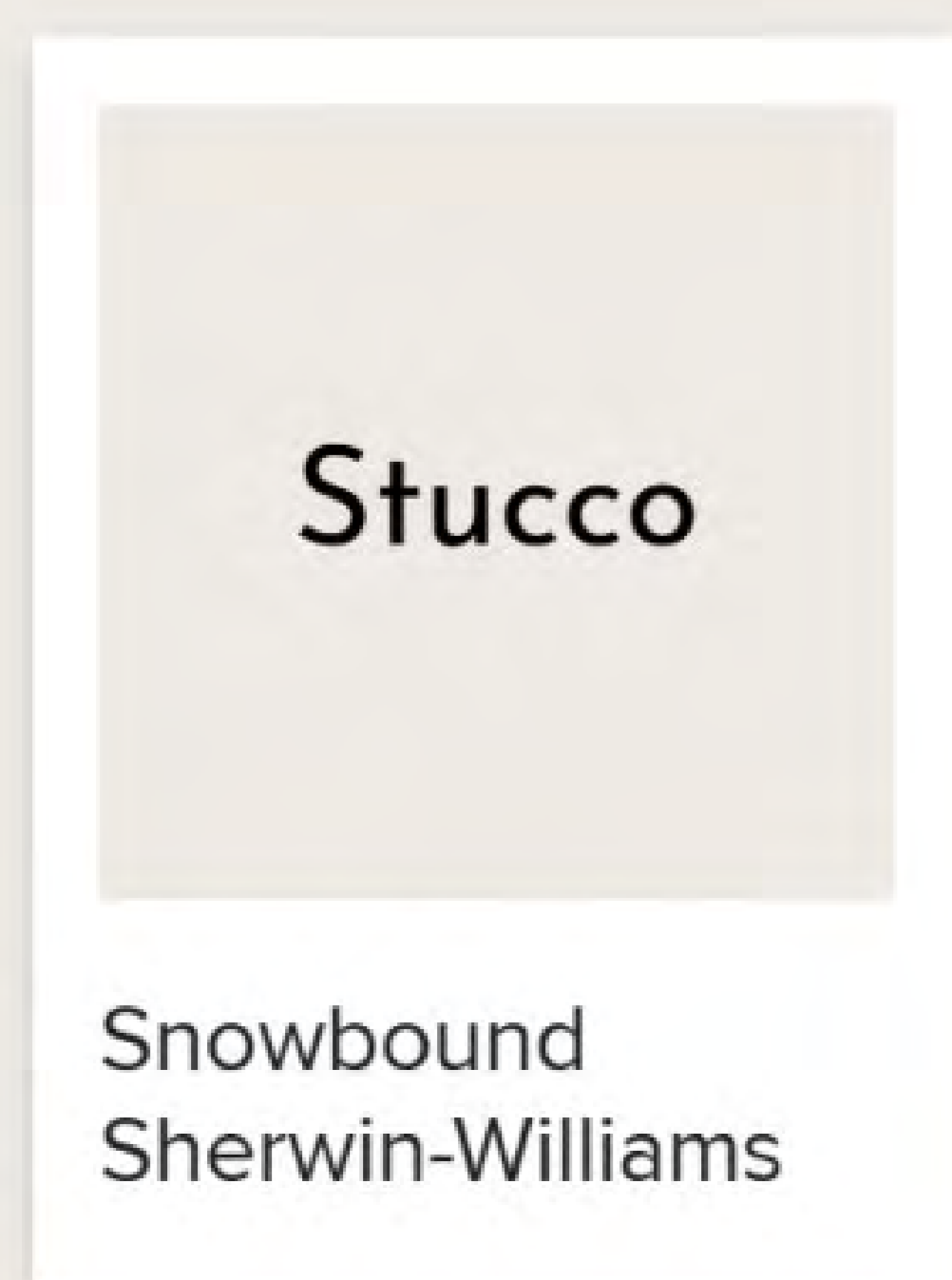
Covered Veranda & Patio



Matte Black Standing Seam Metal Roof



Sagiper Sagirev Soffit in Metallic Black



Casa Vieja Grand Milano Black 56" Damp-Rated Outdoor Fan

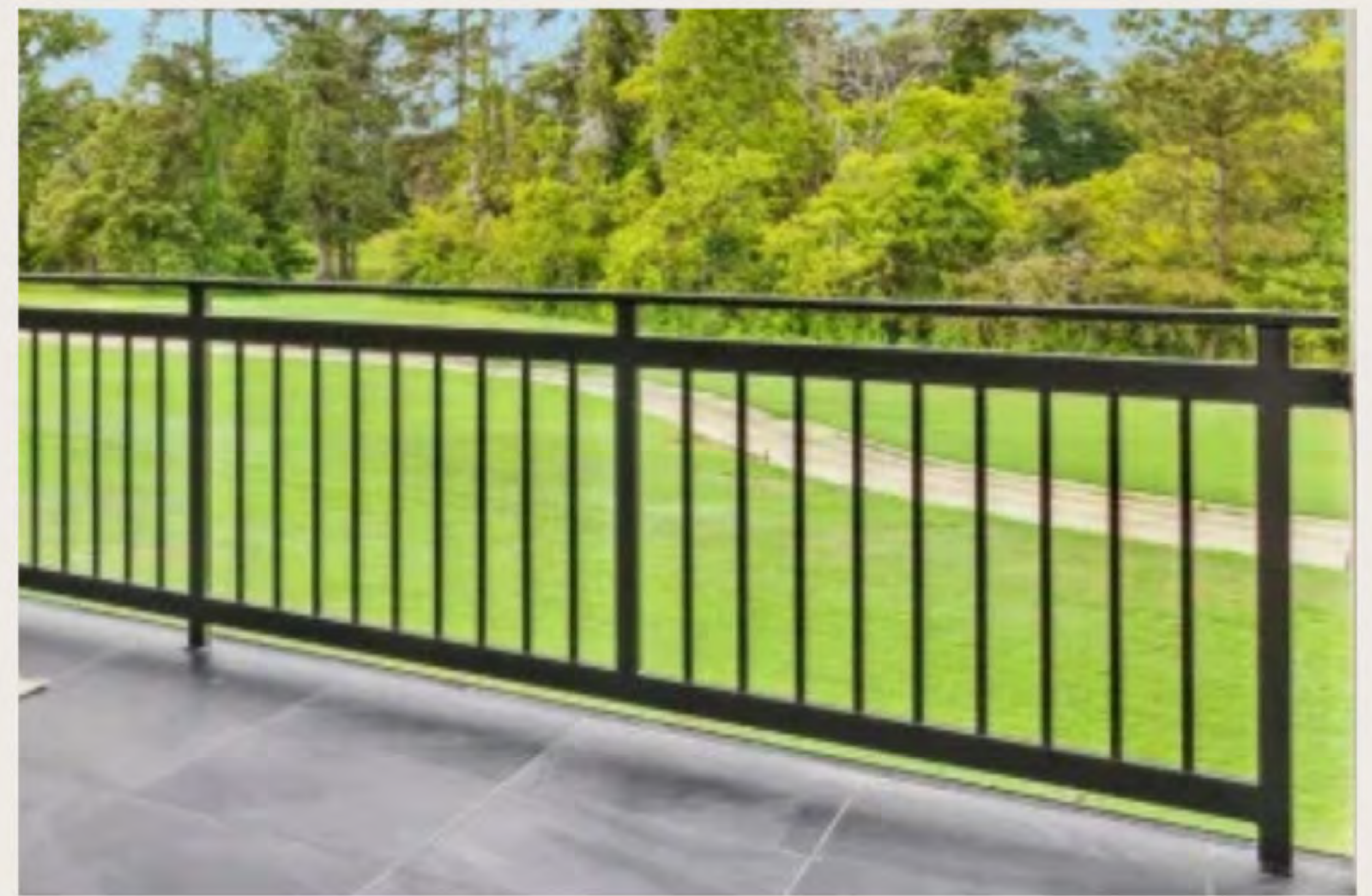
Balcony



Sagiper Sagirev Soffit in Metallic Black



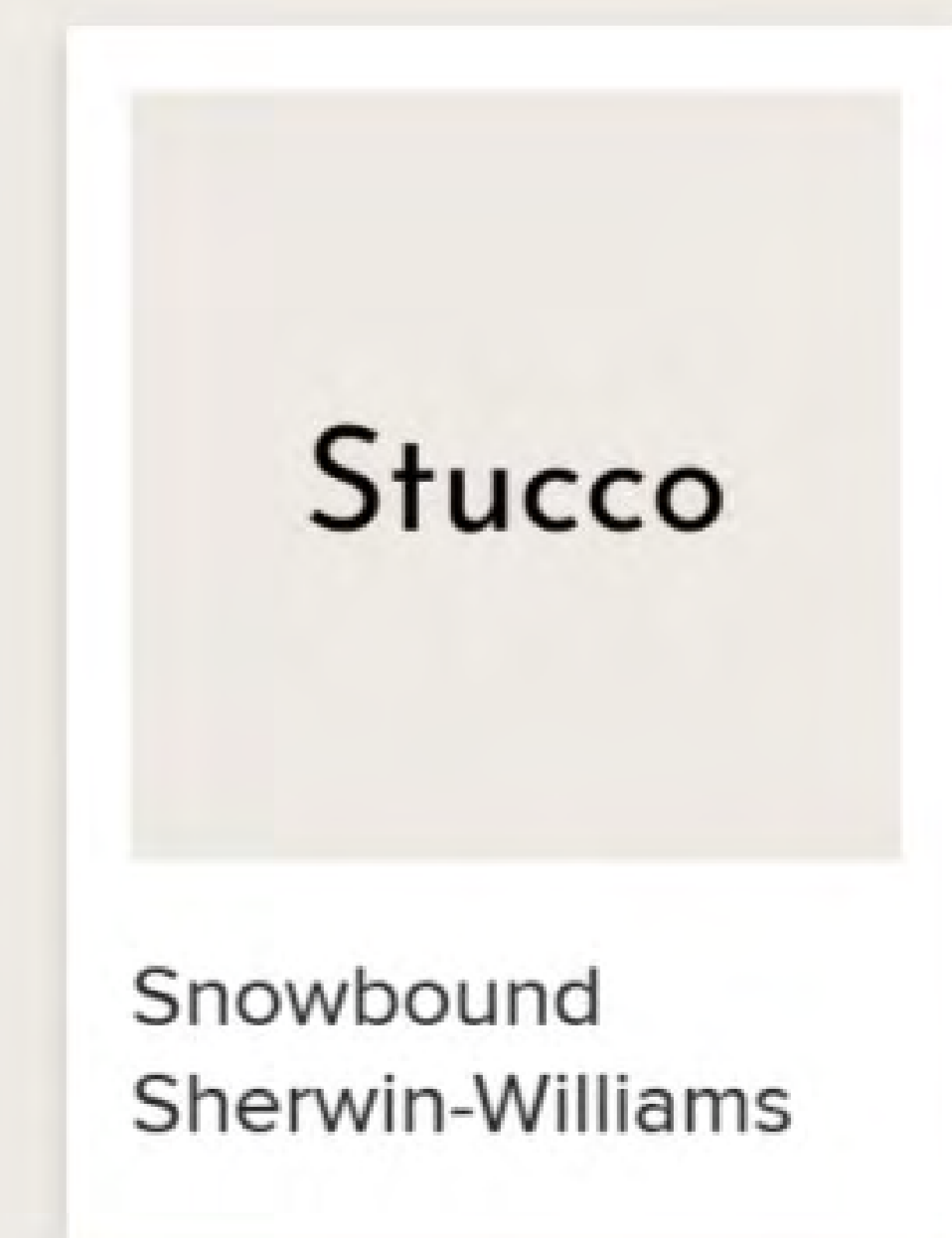
Casa Vieja Grand Milano Black 56" Damp-Rated Outdoor Fan



Vertical Balcony Railing

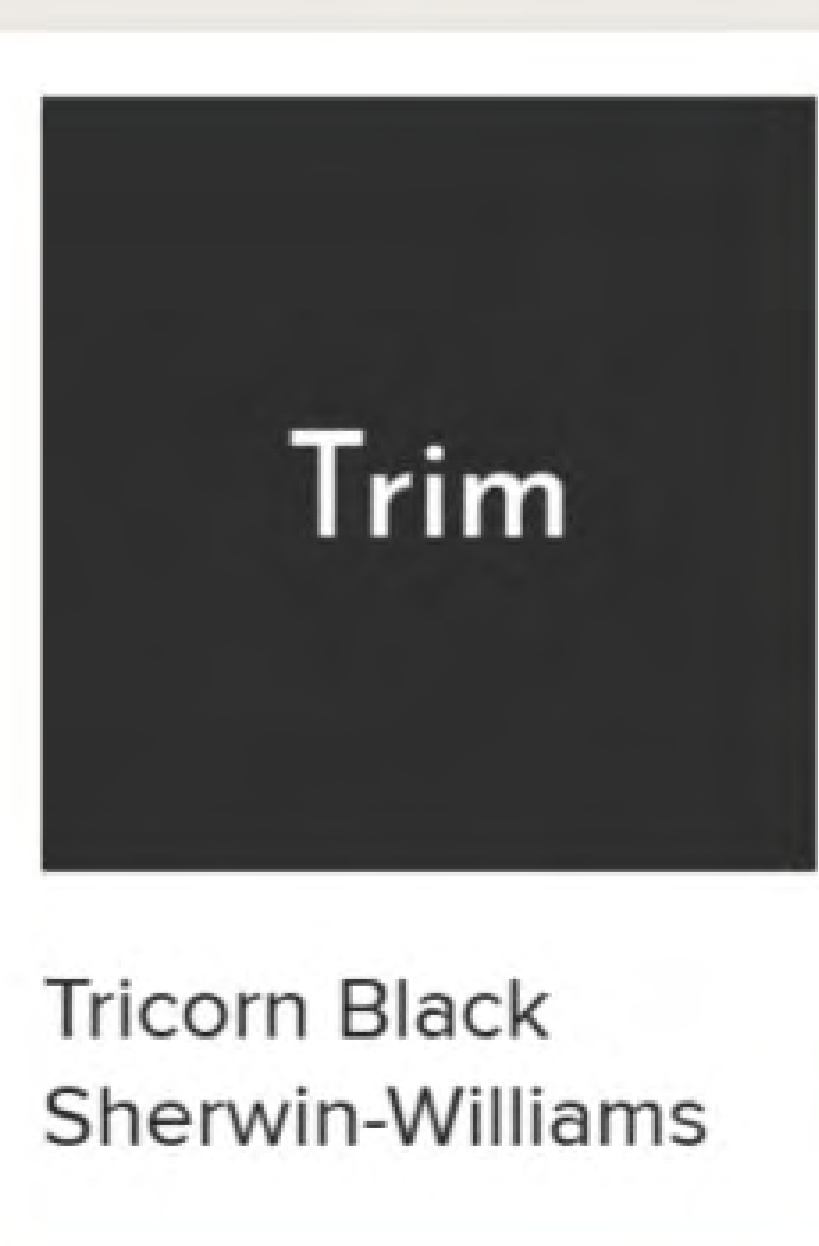


SR Tan | 100



Stucco

Snowbound
Sherwin-Williams



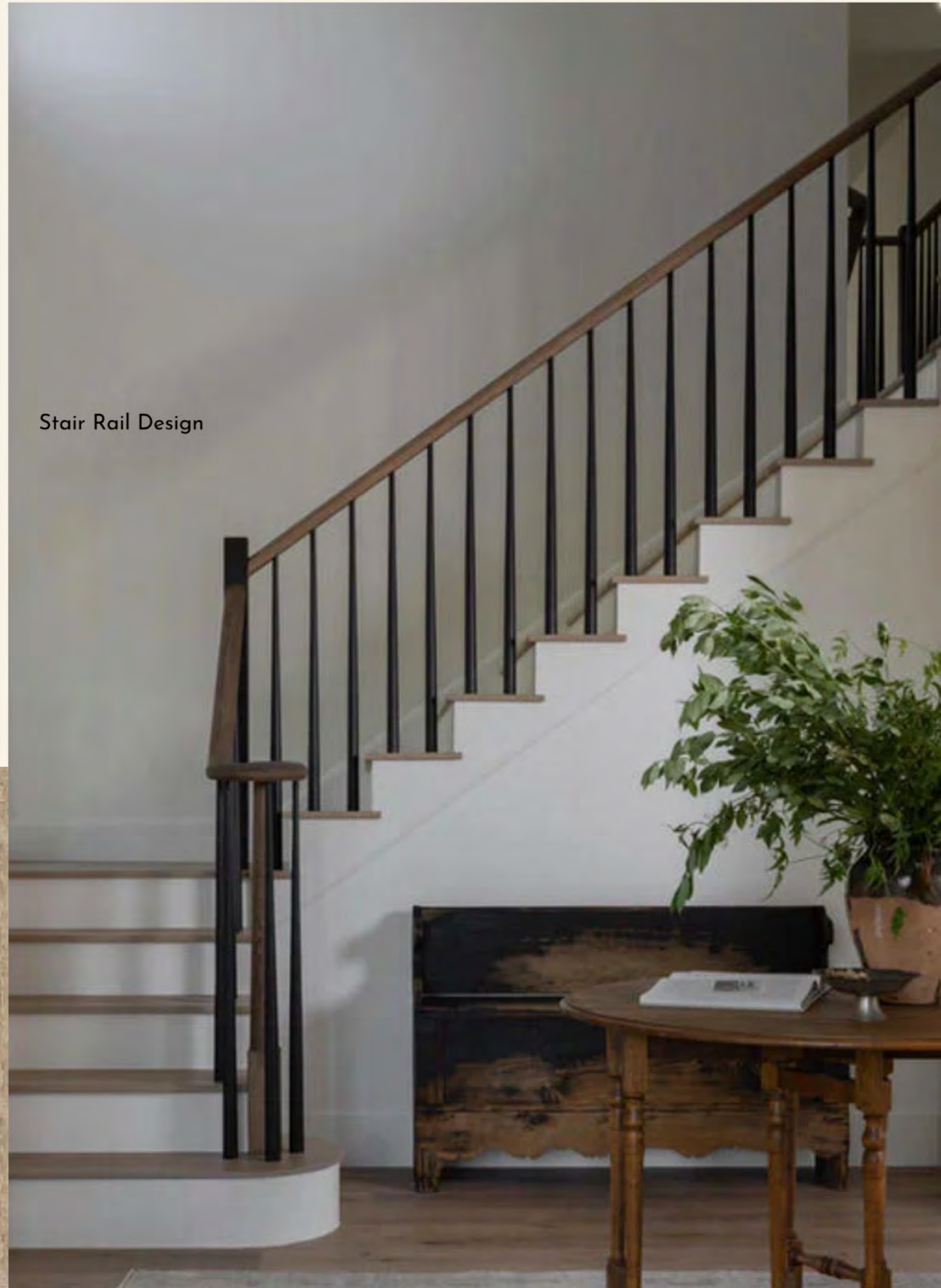
Trim

Tricorn Black
Sherwin-Williams

Westcoat Waterproofing Acrylic Top Coat in Solar Reflective Tan
Horizontally Staggered Tile with White Grout Finish

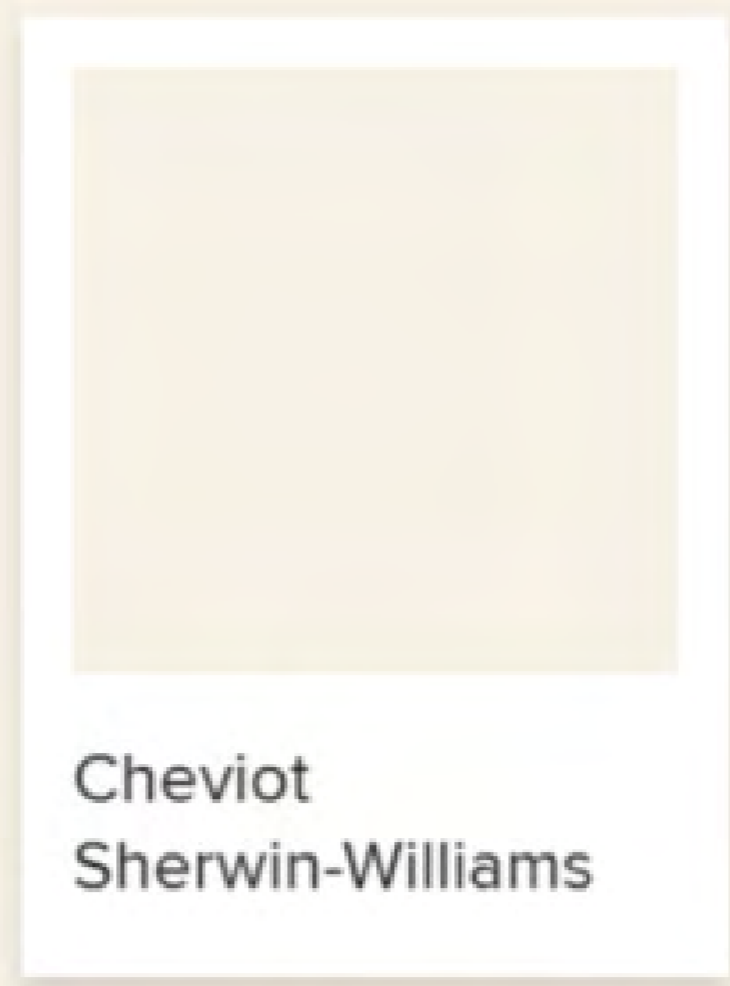
Entry

Currey & Company Maypan 24" Chandelier
Bio Attitude Barrel 8x48 tile floor
in Herringbone pattern



Stair Rail Design

Living Room



Cheviot
Sherwin-Williams



Casa Vieja Montage 60" Fan
Bio Attitude Barrel 8x48 Tile Floor
Liem Dark Nature 47"x47" Porcelain Tile Fireplace Surround





Bar



Visual Comfort David Art 18" Picture Light



Ceri 10x24 Field Tile



Cambria Charlestown Counter



Ruvati epicube 20" Bar Sink
Brizo Litze Bar Faucet



Black Magic
Sherwin-Williams



Office Light



Troy Lighting Odyssey 38"
5-light chandelier

Powder Bath

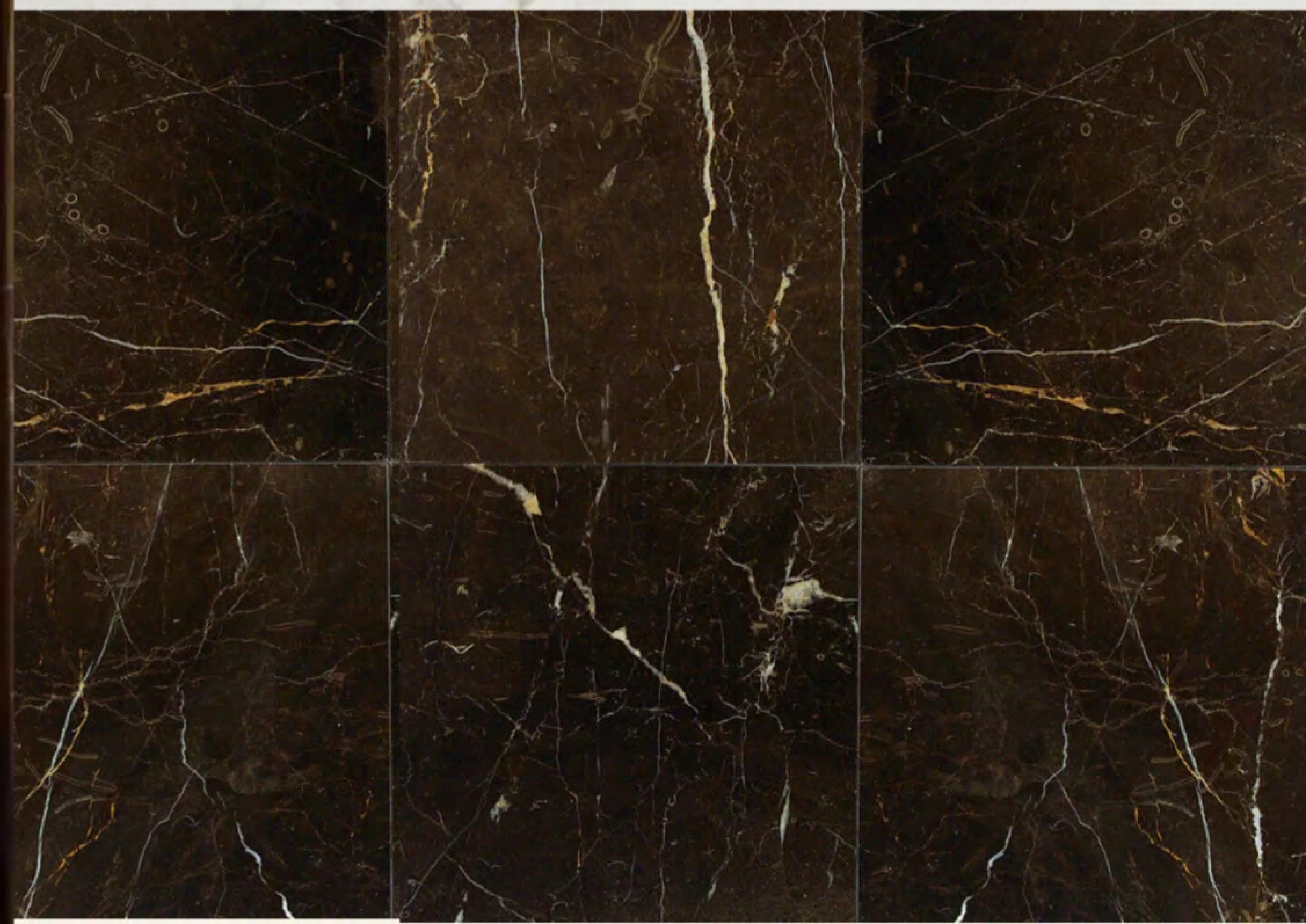


Palacek Hendrik 24" Wall Sconce
Brizo Odin Faucet
Kohler Sartorial Herringbone Undermount Sink
Hana Sky quartz counter
St Laurent Marble 12x12 Wall & Floor Tile; Wall tile to go to 4-ft



Cheviot
Sherwin-Williams

Black Magic
Sherwin-Williams



Kitchen

Visual Comfort 14" Lorford Pendant Lights

Brizo Litze Plumbing Fixtures in Black & Gold
Ruvati epiStage 33" Sink

Countertop Surround and Backsplash:
Hana Sky Quartz

Island Countertop:
Cambria Charlestown Quartz

Floor: Bio Attitude 8x48 tile in Barrel



walls

Cheviot
Sherwin-Williams



cabinets

Minimalist
Sherwin-Williams

Kitchen Pendants



3 Visual Comfort Lorford 14" Smoke Bell Lantern with Mercury Glass in Gilded Iron

Breakfast Room Light



Currey & Co Bon Vivant 30" Ceiling Light

Pantry

Yorkwood 36x36 floor tile

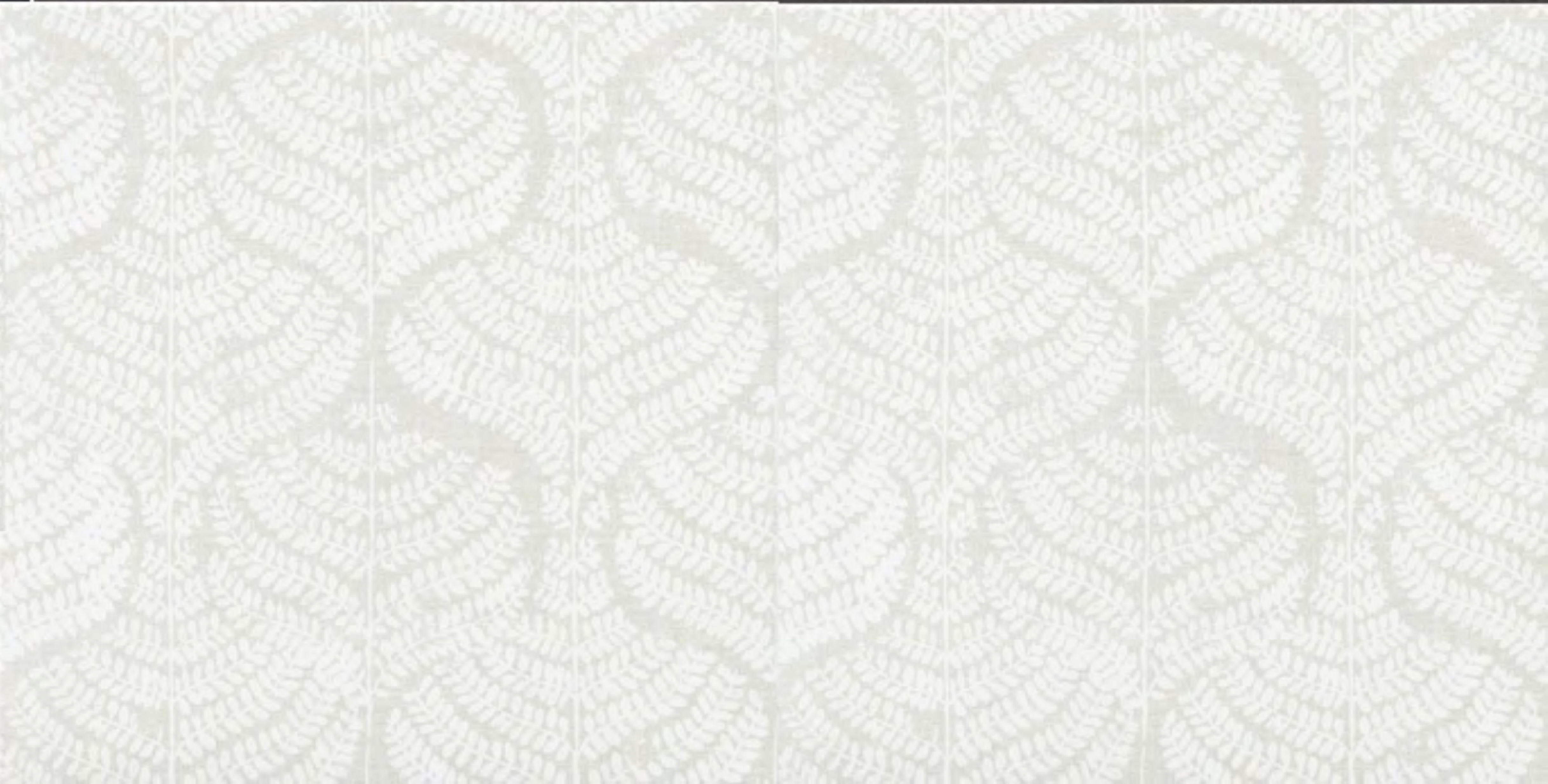


Laundry Room



White Snow
Sherwin-Williams

Minimalist
Sherwin-Williams



Backsplash: Novah Sand 2x9 Tile
Laundry Floor: Annie Selke Flora Coconut Milk Tile
Slate Gray Quartz Counters
Delta Nicoli Faucet
Ruvati Laundry Sink
Note: Laundry will have upper cabinets instead of open shelving

Master Bath

Hana Sky Quartz Countertops w/mitred edge
Delta Vero Plumbing Fixtures and Bathroom Accessories
Visual Comfort Marais 20" Sconces in Antique Brass
Visual Comfort Hampton 25" Ceiling Light in Brushed Silver Leaf



walls	cabinets
White Snow Sherwin-Williams	Sanctuary Sherwin-Williams

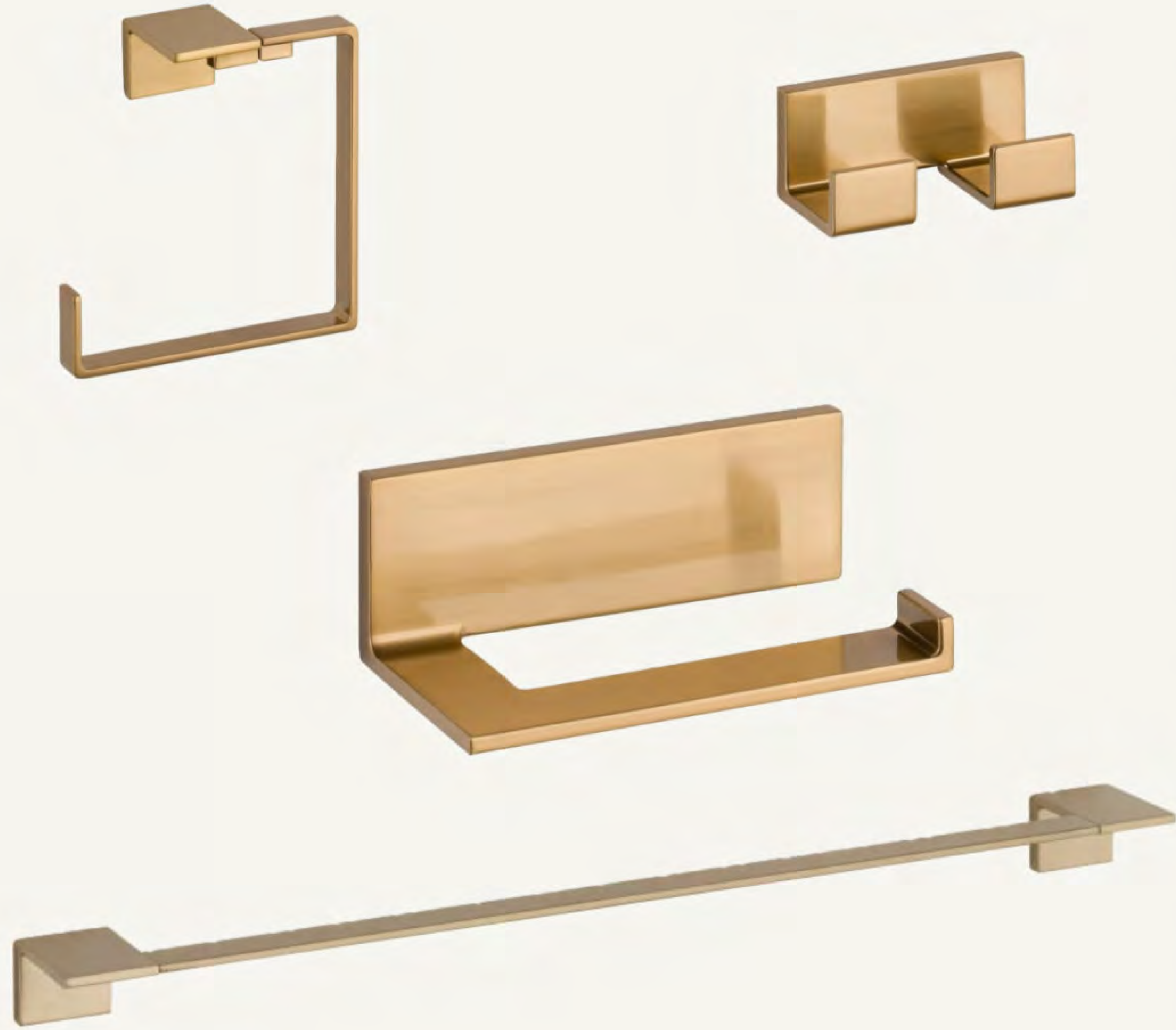


Master Bath

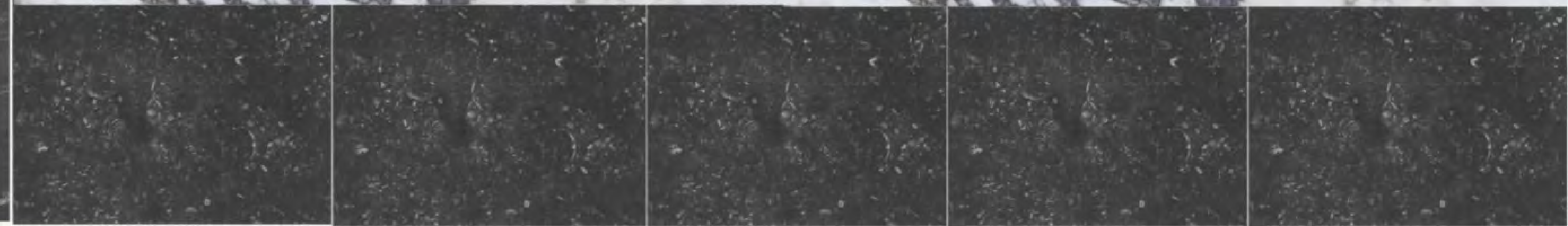
Visual Comfort Hampton 25" Chandelier
Delta Vero Plumbing Fixtures
Jacuzzi Amalia 67" Freestanding Tub
Autograph Arabescato 48x48 Tub Wall Tile
Alina 16"x16" Leathered Slate Bathroom Floor Tile



Master Shower



Delta Vero Thermostatic TempAssure Shower System & Bathroom Accessories
Autograph Arabescato 48x48 Shower Wall tile
Montlake 5x5 Shower Floor Tile
Alina 16"x16" Leathered Slate Bathroom Floor Tile



Bath 2



walls

White Snow
Sherwin-Williams

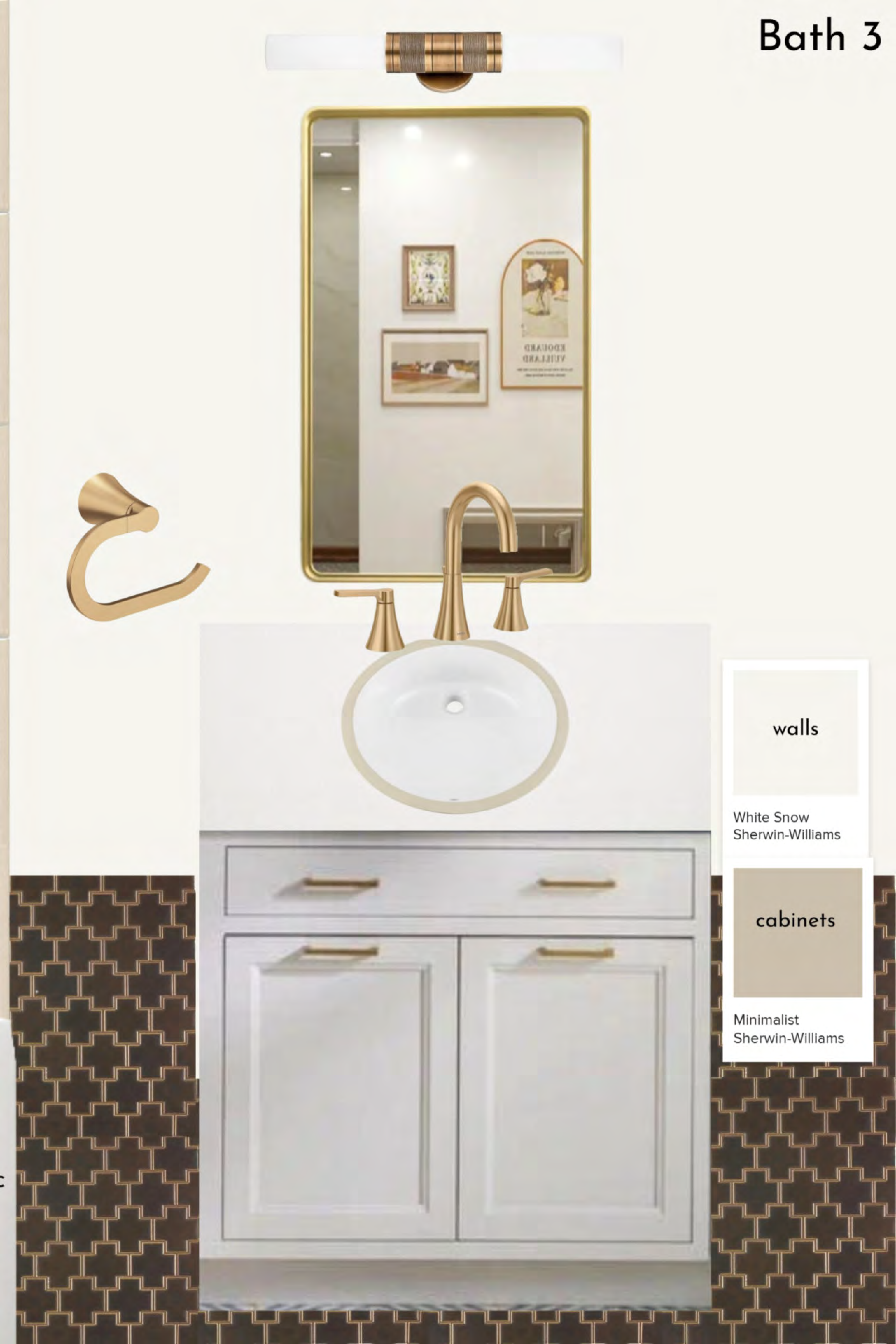
cabinets

Minimalist
Sherwin-Williams





Tub Wall Tile: Oriana 6x6 in Rope
Bathroom Floor Tile: Savoy Cross Mosaic in Bronze Metallic
Linen Quartz Countertops
Troy Lighting Liam 2-Light 26" Bath Bar
Moen Jase Plumbing Fixtures



walls

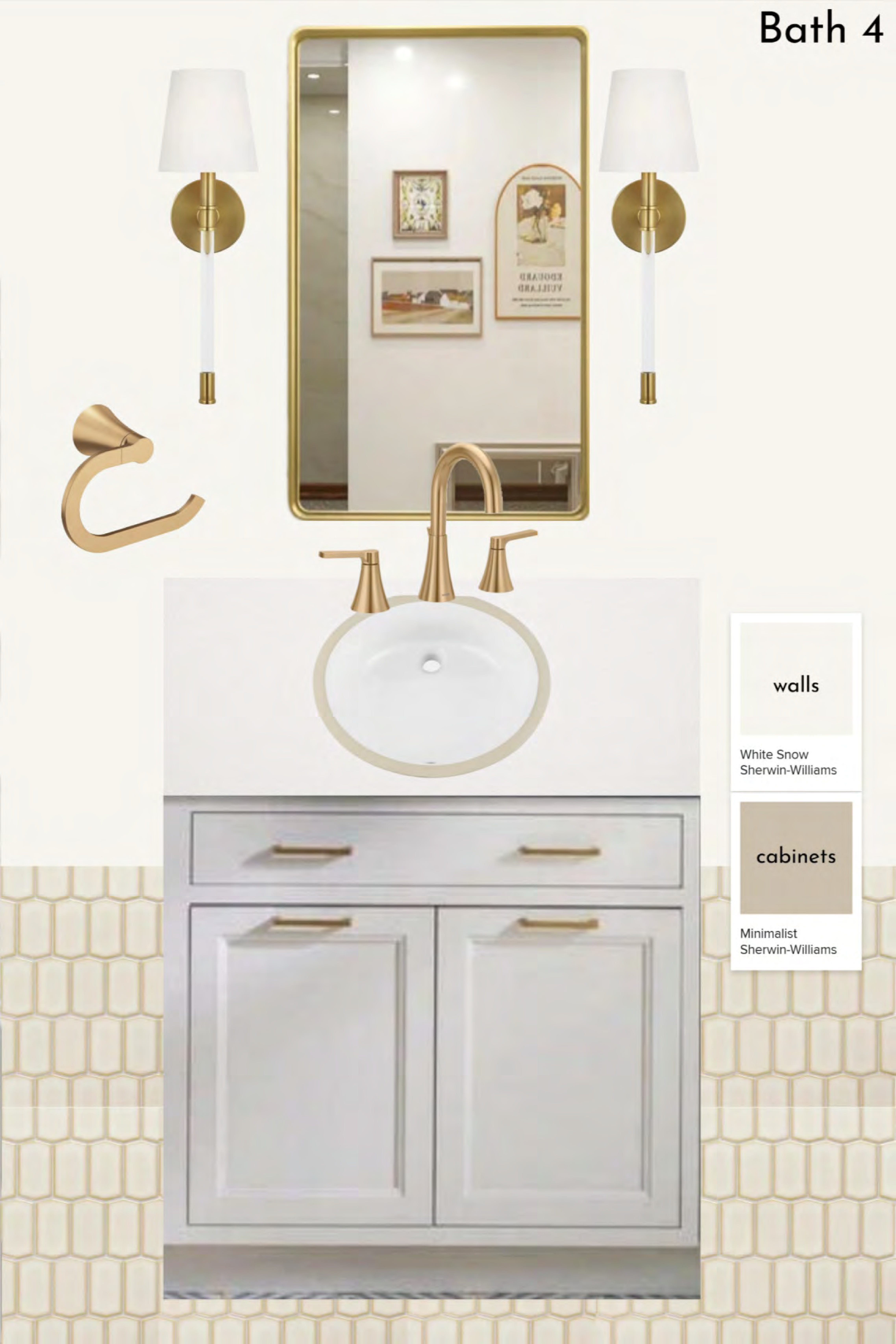
White Snow
Sherwin-Williams

cabinets

Minimalist
Sherwin-Williams

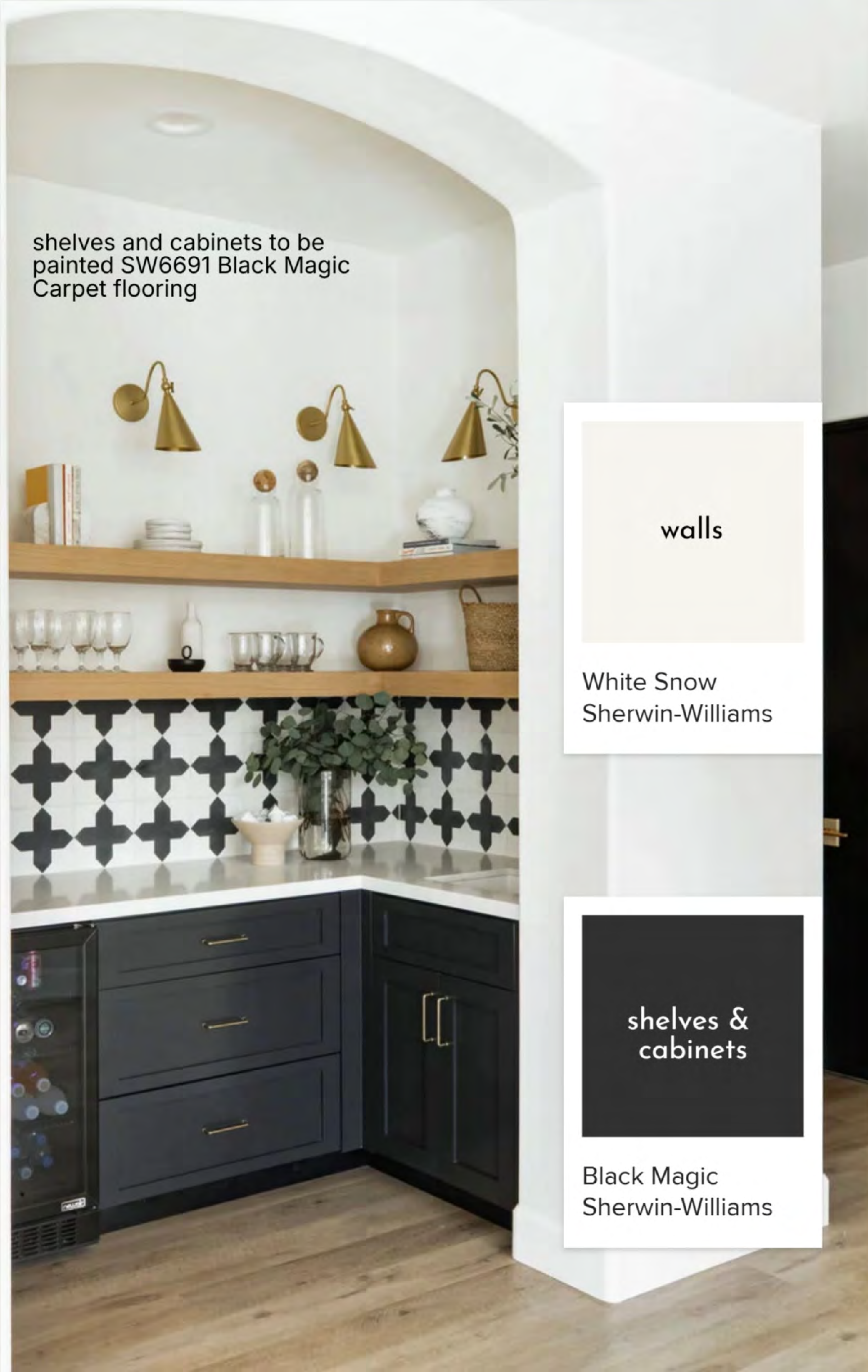


Tub Wall Tile: Savoy 2x8 Ribbed Tile in Paperwhite
Bathroom Floor Tile: Savoy Hive Mosaic in Parchment
Visual Comfort Hanover 19" Sconce
Moen Jase Plumbing Fixtures
Linen Countertop



- walls
White Snow
Sherwin-Williams
- cabinets
Minimalist
Sherwin-Williams

shelves and cabinets to be painted SW6691 Black Magic Carpet flooring



walls

White Snow
Sherwin-Williams



shelves &
cabinets

Black Magic
Sherwin-Williams



Casa Vieja Veyron fan
Star & Cross Black & White Backsplash
Linen Quartz Countertops
Kohler Cruer Bar Faucet
Ruvati epiGranite 18" Bar Sink