



General Description of Materials & Standard Specifications
Granbury Manor Estates

1 Foundation

Footers:	8" x 24" Poured concrete with forma drain
Foundation Wall:	8" Poured concrete walls
Girders:	Steel I beam and post
Water Control:	Tar Spray
Basement Floor:	4" thick concrete, trowel finish
Radon Provision:	Crushed stone base with passive radon system-fan not included
Egress:	Window well unit unless accessibility of (optional) outside entrance exists
Daylight Basement:	Additional cost if lot permits (elected option will replace window well egress)

2 Exterior Walls

Framing:	2 x 6 studs - 16" on center, Tyvek house wrap
Sheathing:	7/16 OSB (Oriented Strand Board)
Exterior Material:	Maintenance free double 4" vinyl siding
Stone:	As shown per plan

3 Roof

Framing:	Roof trusses, engineered for each home, placed 24" on center
Sheathing:	½" OSB (Oriented Strand Board)
Roofing:	15 lb felt paper rolled with 30 Year architectural shingles

4 Interior Framing

Floor Joist:	2 x 10 floor joist, 16" on center
Sub-Floor:	¾" tongue & groove sheathing nailed and glued
Partitions:	2 x 4 - 16" on center (8.6' high ceiling on first floor)
Bearing Wall:	2 x 6 - 16" on center (8.6' high ceiling on first floor)

5 Windows / Doors

Basement Window:	(1) full egress window (approx. 4 x 4) unless outside entrance exists
Windows:	Simonton pro finished tilt insulated single hung w/ internal grids and screens, Low-E glass
Exterior Doors:	Front door - steel insulated 6-panel door with doorbell. Vinyl sliding door - with internal grilles and screen door
Interior Doors:	Six panel Masonite painted doors
Door Hardware:	Brushed nickel with knobs

6 Exterior Trim

Soffit, Fascia, Trim:	Aluminum
Shutters:	Raised panel shutters, Selected front windows only
Spouting:	Seamless Aluminum

7 Insulation

Exterior Walls (excluding garage):	R-21
Attic Area:	R-49, Blown in
Basement:	Ceiling and band board
Fire Caulk & Air Infiltration Package	

8 Stairs

Basement:	Boxed stairs, #2 yellow pine treads.
Second Floor:	See plan
Post & Railing:	Birch wood, stained post & railing, painted spindles

Buyer ____/____

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Standard Specs
Version 7.27.23

Seller ____/____

9 Plumbing

Water Lines:	½' crosslinked polyethylene tubing system; shutoff valves at basement manifold
Soil Lines:	PVC
Water Heater:	50-gallon electric hot water
Sump:	Sump pit provided
Washer / Dryer Hook-Up:	Washer & electric dryer hook-up, dryer vent included, drip pan provided if 2 nd floor laundry
Exterior Hose Bib:	Frost Free (1) in rear, (1) in front

10 Electric

Main Panel:	200 Amp service
Interior Light Fixtures:	Builder's quality/Designer lighting package-allowance varies per model
Exterior Light Fixtures:	Light at each exterior entry unless within code of another
Receptacles:	Number of electrical outlets per code requirements
Smoke Detectors/CO2:	Hardwired & battery back up on all floors and bedrooms
Telephone / TV:	(3) Telephone & (3) cable jacks or any combo of 4 included

11 Heating / Cooling

Heating:	High efficiency electric heat pump
Cooling:	High efficiency electric central air conditioning

12 Interior Finishing

Drywall:	Drywall interior walls, glued and screwed
Windows:	Drywall return with trim window sill
Trim:	2 1/4" trim; 3 1/4" baseboards
Paint:	Walls and ceiling - 1 color of flat latex (choices available) Sprayed, trims & doors - 1 coat semi-gloss
Shelving:	Wire closet shelves

13 Floor Covering

Carpet & Resilient:	Refer to specific house plan Samples and upgrades available through Builders Samples
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14 Baths

Tubs & Showers:	Master Bath: 1 Piece fiberglass unit - white with shower rod Main Bath: 1 Piece fiberglass unit - white with shower rod
Toilets:	Water Savers - white
Vanity Top:	1-Piece cultured marble countertop with molded bowls - included in Cabinet allowance
Faucets:	Chrome single levers
Mirrors:	Plate glass at each vanity
Exhaust:	1 Per full bathroom with light combination (exhaust only in powder room)
Cabinetry:	Allowance through Quality Olde Mill Cabinetry

15 Kitchen

Appliances:	Allowance through Maidencreek, varies as per Model, ice maker-water line rough in for refrigerator
Range hood/microwave exhaust:	Self venting; exterior venting is extra
Cabinetry:	Allowance through Quality Olde Mill Cabinetry, varies as per Model
Counter-Top:	Formica
Sink:	Double bowl stainless steel, sink faucet with sprayer
Disposal:	1/3 Horsepower

16 Garage

Garage Door Opener:	Prewired for electric garage door opener- opener is an upgrade
Floor:	Sloped concrete
Walls:	Insulated and drywalled- no paint or trim
Overhead Door(s):	Insulated steel overhead raised panel

17 Outdoor Area

Patio / Deck:	None
Walk:	Concrete from driveway to front stoop
Driveway:	Airport mix macadam
Mailbox Post:	Cluster Mailboxes
Lamp Post:	None

18 Landscaping/Miscellaneous

Landscaping:	Grading and seeding of disturbed areas (15,000 sf maximum)
Shrubbery:	None

- ** If options are added or other changes made after house is started, buyer shall be responsible for additional cost incurred for such changes.
- ** Builder reserves the right to replace any of the following materials and appliances with equal quality and value.

Excavation:

All excavation is required to strip the topsoil, foundation excavation, back fill and rough grading. NOTE: Once finish grading is complete, all maintenance back fill required shall be the responsibility of purchaser. Contractor shall not be responsible for topsoil washout.

All topsoil shall be pushed from the work area and stacked for reuse in the final grading. If additional topsoil or fill is needed, purchaser shall pay for the additional cost. All final grading will be as per the builder. Any additional grading ordered by the purchaser shall be at the expense of the purchaser. The contract purchase price assumes a balanced fill lot. Rock removal and subsurface water conditions will result in additional charges to purchaser.

Sump Pump / Radon Gas Collection:

A forma drain pipe to plastic sump pump / radon collection bucket with a forma drain pipe around inside of footer perimeter will be installed in the base price. Sump pump and passive radon system (no fan) is included in base price.

Permits and Codes:

2018 IRC (International Residential Code)

Acquisition of permits is the responsibility of the Contractor. Contractor shall be responsible for ordering inspections, and for meeting all applicable codes.

NOTE: No floor plan may be changed, or altered in any way, once ground is broken for that particular house. Also, NO selection changes may be made once the unit is under roof. Specific features subject to equivalent replacement at Contractor's discretion depending upon availability.

Contractor reserves the right to make equivalent substitution for any item specified at his sole discretion based upon availability and other factors.

If options are added or other changes made, buyer shall be responsible for additional cost with approved change order. All options and changes are to be made part of the agreement of sale and included in final sales price when presenting the agreement of sale.

Builder reserves the right to replace any of the materials, systems, appliance and finishes with that of like kind.

Buyer Date

Buyer Date

Seller Date