



STANDARD FEATURES

HOMESTEAD, AMERICANA & FARMHOUSE

Foundation

- Engineered soil investigation & report for each lot
- Engineered post-tension foundation with up to 26" beams
- 3000 PSI concrete
- Inspections performed by an independent registered engineering firm

Construction & Exterior Features

- 2 x 6 exterior walls with spray foam insulation
- Simonton vinyl, double pane single hung windows with multiple grid options
- Huber ZipSystem® wall sheathing system for superior moisture and air protection
- Whole-house fiber cement system with limited transferable manufacturer warranty
- ¾ tongue and groove Advantech® subflooring with 50-year manufacturer warranty (on 2-story and pier & beam homes)
- Easy care insulated fiberglass entry doors with Low E glass (per plan)

Electrical

- Copper wiring inside home
- Combination smoke & carbon monoxide detectors
- Whole home surge protector at main breaker panel
- Recessed can lighting throughout home and at porches
- Decora rocker light switches
- Energy-efficient, 3000k LED bulbs in recessed can light fixtures
- Ceiling fans with light kits in family/living room, gameroom, study, and all bedrooms
- Structured wiring package that includes CAT5e data lines in all bedrooms, study, and kitchen and RG6/CAT5E media outlets in all bedrooms, family/living room, gameroom, and study.
- Choice of vanity lighting fixtures or option for lighting allowance
- Electrical outlets with USB charging ports (4 per plan)

Heating & Cooling

- Minimum 15 SEER system
- Gas furnace(s) matched to system
- Honeywell programmable touch-screen thermostat with humidistat
- Mastic-sealed ducts to reduce air leakage

Plumbing

- PEX water system
- (3) exterior hose bibs
- Electrical & gas connections at dryer, range, furnace(s), and water heater(s). Gas connection at fireplace (per plan).
- Elongated commodes in all baths
- Moen® faucets with lifetime manufacturer warranty
- WaterSense Certified fixtures & toilets

TexasFarmhouseHomes.com



33720 Hwy 290 @ Hegar Road Hockley, TX 77447 936.372.9969



Room dimensions and square footages are approximate and may change with selected options, elevations, and customization. Floor plans and elevations may show upgraded features, such as stone. Plans, pricing, features, and availability are subject to change without notice. In an effort to constantly improve our plans and features, homes started in the future and some recently started homes under construction may have substantial differences from existing homes, **including models**, that may already be built. See a Sales Counselor for details. 06.01.2016



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Interior Features

- Sherwin Williams® low VOC paint
- JELD-WEN® raised panel ProCore™ solid core interior doors
- Kwikset® door hardware including keyless electronic deadbolt at side/rear entry door
- Granite countertops in kitchen and a choice of Granite or Marble countertops in all baths
- Undermount kitchen and vanity sinks
- Maple, Oak, or Hickory cabinets with all wood boxes, concealed hinges, crown, and hardware in a selection of stain and paint options
- Raised 36" tall vanity cabinet in master suite
- Tilt-out drawers at kitchen sink
- (2) sliding trays in kitchen base cabinets
- Built-in refrigerator cabinet with refrigerator side panels
- Framed mirrors in all baths
- Moen® bath hardware
- Frameless shower enclosures, as per plan
- Frigidaire®/Electrolux appliance packages

Energy Features

- High performance double pane insulated Simonton vinyl windows with Cardinal LoE3-366® glass and Argon gas that lets the light in, but not the heat, while blocking 95% of the sun's damaging ultraviolet rays.
- Environments For Living® Platinum level program
- R13 Spray foam insulation at exterior walls and R21 spray foam insulation at roof decking to provide superior protection against air leakage, provide up to 50% savings on heating/cooling costs, and enhance comfort by keeping noise, pests, and allergens out
- Energy code inspection, testing, and certification by third-party certified inspector
- Home Energy Rating System (HERS) in partnership with RESNET
- Homes built to surpass the requirements of the 2009 International Energy Conservation Code and EPA Energy Star Version 3

Peace of Mind

- 10 year new home limited warranty
- Plan review meeting prior to construction commencement
- Multiple 3rd party inspections at key stages of construction
- Personal construction manager
- Scheduled meetings on-site with the construction manager during construction
- Quality assurance inspection before completion of home

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