

# TEXAS FARMHOUSE HOMES

## FOUNDERS STANDARD SPECIFICATIONS

### INTERIOR FEATURES

- Luxury Vinyl Plank throughout main living areas of home
- Carpet in bedrooms, bedroom closets, study, gameroom, and second floor living area (if applicable)
- 3 cm Granite countertops or 4 cm Silestone with matching 4" backsplash in Kitchen
- 1.2 cm Silestone Countertop with matching 4" backsplash in Bathrooms
- Maple Cabinet Doors with choice of door styles and colors to choose from
- 36" upper cabinets in kitchen with concealed hinges, crown molding & adjustable shelves
- Raised 35" tall vanity cabinet in master bath, 31" tall vanity cabinet in secondary baths
- 6'8" Jeld-Wen Hollow Core Door
- Kwikset Polo Knob Door hardware in Brushed Nickel
- Sheetrock walls & ceiling
- Sherwin Williams Low VOC paint
- Elegant Framed Mirrors in all baths with a variety of frames

### PLUMBING

- Double Bowl Stainless Steel Undermount Kitchen Sink
- Kohler® White Oval Undermount vanity sinks in Bathrooms
- Oversized Garden Soaker Tub with tile surround at master bath
- Kohler® steel tub with tile surround at secondary baths
- Moen Arbor Pulldown Kitchen Faucet in Spot Resistant Stainless
- Moen Eva Bath Faucets with Lifetime Manufacture Warranty in Brushed Nickel Finish
- Elongated Commodes in all Bathrooms
- WaterSense Certified Fixtures & Commodes
- 1/2 horse power, In-Sink-Erator Garbage Disposal
- PEX Water System
- (2) Exterior Hose Bibs

### ELECTRICAL

- 5-Blade ceiling fans with light kits in Family Room & Master Bedroom
- Ceiling mount fixtures in Brushed Nickel finish in secondary bedrooms
- Quorum Richmond Vanity Lighting in Brushed Nickel finish
- Quorum Signature Pedant at dining room
- LED Lights Throughout
- Toggle Light Switches
- 12 gauge copper wiring inside home
- Whole Home Surge Protector at main breaker panel
- Total of 4 USB outlets included
- TV/CAT5e in all bedrooms, living, kitchen, and study



[WWW.TEXASFARMHOUSEHOMES.COM](http://WWW.TEXASFARMHOUSEHOMES.COM) 936.372.9969

33720 HWY 290, HOCKLEY, TX 77447

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## FOUNDERS STANDARD SPECIFICATIONS

### APPLIANCES

- GE Range, Dishwasher, and Microhood in Black Finish

### STRUCTURAL/EXTERIOR FEATURES

- Engineered Soil Investigation & Report reviewed by Independent Registered Engineering Firm
- Engineered 3000 PSI concrete post-tension foundation with up to 24" beams
- Inspections performed by Independent Registered Engineering Firm
- 9' ceiling at first floor, 8' ceiling at second floor for 2-story homes
- Whole-house, Hardie Lap Siding (termite & fire resistant)
- 2 x 4 exterior walls
- Structural wall sheathing and home wrapped in Tyvek weather-barrier protection system
- AdvanTech Sub-floor (where applicable)
- GAF Timberline Natural Shadow Lifetime Architectural Shingle Roof, in a variety of color options

### PEACE OF MIND

- Multiple 3rd Party Inspections at key stages of construction
- 10 year Structural Warranty & Manufacturer Warranties
- Personal Construction Manager
- Scheduled meetings on-site with the Construction Manager during construction
- Plan Review Meeting prior to start of construction & Quality Assurance Inspection before completion of home

### ENERGY

- Environments for Livings, Gold Level program\*
- Minimum 15 SEER system (Seasonal Energy Efficiency Ratio)
- Energy-Efficient LED lighting throughout home
- Mastic-sealed ducts tested to ensure less than 3% air leakage
- Honeywell programmable touch-screen thermostat
- High performance double pane, vinyl windows with cardinal LowE3-366 glass with Multiple grid options and tilt in removable sash
- R-15 blown-in fiberglass insulation in exterior walls
- R-38 fiberglass insulation in flat ceilings
- R-22 fiberglass BATT insulation on sloped ceilings
- R-21 fiberglass BATT insulation on cold floors
- Energy code inspection, testing, & certification by a third-party certified inspector



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