

# FARMHOUSE STANDARD SPECIFICATIONS

## INTERIOR FEATURES

- Farmhouse 1X6 Shiplap wall treatment in Foyer, Living Room, Kitchen and Master Bedroom
- Sheetrock Walls for the rest of home
- Wood Floor throughout first floor living area (excludes baths and utility)
- Ceramic Tile Floor at Baths and Utility Room
- 8'0" Solid Core Doors
- Kwikset Laurel Knob Door hardware in choice of Oil Rubbed Bronze or Brushed Nickel
- 3 cm Granite countertops with matching 6" backsplash in Kitchen and Baths with choices of countertop edges
- Custom Cabinet with variety of door styles and colors to choose from
- 42" tall upper cabinets in Kitchen with concealed hinges, crown molding & adjustable shelves
- Full extension guides drawers, Trash can drawer, Refrigerator end panels, and lazy susan (if applicable)
- 35" tall vanity cabinet in Master Bath and 31" tall vanity cabinets in secondary Baths
- Sherwin Williams Low VOC Paint with custom selection of 2 colors
- Elegant Framed Mirrors in all baths with a variety of styles
- 36" Woodburning Fireplace with Ledger Stone Surround and Painted Wood Mantel included

## PLUMBING

- Kohler® Whitehaven Double Bowl Apron Front Kitchen Sink
- Rectangular Undermount Vanity Sinks in Bathrooms
- Oversized Garden Soaker Tub with tile surround at master bath
- Kohler® Cast Iron with Safeguard Finish Tub with tile surround at secondary baths
- Moen Weymouth Faucets with Lifetime Manufacture Warranty in choice of Oil Rubbed Bronze or Brushed Nickel
- Kohler® Elongated Comfort Height Commodes in all Bathrooms
- WaterSense Certified Fixtures & Commodes
- 1/2 horse power, In-Sink-Erator Garbage Disposal
- PEX Water System
- (3) Exterior Hose Bibs

## ELECTRICAL

- 5-Blade ceiling fans with light kits in Family Room & All Bedrooms/Study
- LED Lights Throughout
- Quorum Lighting Fixtures in Oil Rubbed Bronze or Brushed Nickel finish
- Decora Rocker Light Switches
- 12 gauge 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

TFH continuously improves designs and specifications and reserves the right to modify features and specifications without notice.

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## APPLIANCES

- GE Profile™ Range, Dishwasher, and Over the range microwave in Stainless Steel Finish

## STRUCTURAL/EXTERIOR FEATURES

- Elevated Floor System (wood subfloor) on 24" high pony wall with Hill Country Stone skirting
- 10' ceilings at first floor, 9' ceilings at second floor for 2-story homes
- Generous Front and Rear Porch (per plan)
- 2 x 4 exterior walls
- 24-Gauge, Standing Seam Metal Roof / Galvanized Finish
- Engineered Soil Investigation & Report reviewed by Independent Registered Engineering Firm
- Engineered 3000 PSI concrete post-tension foundation with up to 26" beams
- Inspections performed by Independent Registered Engineering Firm
- Whole-house, Hardie Board & Batten Siding (termite & fire resistant)
- Structural wall sheathing with ZIP panel weather-barrier protection system
- AdvanTech Sub-floor (where applicable)
- 8' tall doors with choices of Divided Lite, 1-lite, 1/2 lite, or solid panel

## 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 living
- Minimum 16 SEER system
- 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 BIB insulation in exterior walls
- R-38 blown-in insulation in flat ceilings
- R-22 batt insulation on sloped ceilings
- R-22 closed cell foam insulation in raised floors
- Energy code inspection, testing, & certification by a third-party certified inspector



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