

VILLAGES OF CARMEL - DENTON, TX

KITCHEN

Adjustable shelves within cabinets
Furniture grade finished cabinets to insure superior and long lasting finish
Kitchen Island (per plan)
1/3 horsepower garbage disposal
Icemaker connection for refrigerator
Brand name built-in Energy Star dishwasher
Brand name electric 30" freestanding range
Brand name space saver microwave
Two-bowl stainless steel kitchen sink

BATHROOMS

Designer plumbing fixtures in all baths
Chrome finish bath accessories and lighting fixtures in all baths
Full mirror in all baths
Cultured marble vanity top in all baths
Garden tub in master bath
Pedestal sink in two-story powder baths
32"x60" Sterling tub/shower with curtain rod in secondary baths
Elongated toilet seats and lids

INSULATION

Airtight polysealant foam on exterior wall plates, windows, doors, base plates and holes drilled through top plates to the attic and all exterior penetrations
Weather stripping on all exterior doors and at attic access
R-38 blown insulation in ceilings
R-15 batt insulation in exterior walls (living areas)

ELECTRICAL AND WIRING

200 amp electrical service
110V copper wiring throughout home
Exterior 110V covered weatherproof outlet on GFI circuit (per plan)
3 cable outlets in choice of location
3 phone outlets in choice of location

INTERIOR DETAILS

Level 2 ceramic tile in entry, baths, kitchen, breakfast nook, pantry and utility
Quality name brand, low VOC nylon carpeting with 3/8" 5 lb. rebound pad
All trim is painted
Low VOC, brand name paint
Utility room includes shelf and clothes rod
Satin nickel finish brand name door hardware throughout home
Spacious master suite
Textured walls with splatter drag ceilings
Raised panel interior doors

HEATING AND COOLING

Brand name Wi-Fi thermostat(s)
Brand name 14 Seer energy saving air condition and electric heating equipment
Bath ventilation is vented to the outside of the home to reduce internal moisture
Insulated duct work with mastic sealant at A/C connections to reduce air loss - tested to 3% or less duct leakage
Primary and secondary condensation drainage
Insulated front entry door

WOOD AND FRAMING

Minimum 2" x 4" kiln-dried studs on all frame walls
Radiant barrier sheathing roof decking to block radiant heat in the roof from entering the attic to keep it cooler, lowering energy costs and making the home more comfortable
Fire blocks where necessary
Custom panelized wall system
Taped finished garage walls



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PLUMBING

Energy saving, high efficiency 50 gallon electric hot water heater

Heavy gauge dependable PEX water lines with in-slab plumbing (no joints under slab)

WaterSense certified fixtures

EXTERIOR CONSTRUCTION

Satin nickel brand name key lock and deadbolt

Ultimate performance LoE3-366 glass vinyl windows that reflect heat and let light stream in, providing balance of solar control and visibility

10 year limited manufacturer's warranty on window glass

Engineered open web truss designed floors and roof

Fiber siding

LP SmartSide fascia and soffits

Steel insulated garage doors

Brand name fiberglass roof shingles with a limited 20 year manufacturer's warranty

Flow through attic ventilation and exhaust vents

CUSTOM PERSONALIZATION, SERVICE AND WARRANTY

In-house warranty and customer service department

Professionally managed Design Center for selections

10-year structural warranty

1-year coverage on workmanship and materials

2-year coverage on mechanical systems for electrical plumbing, air-conditioning and heating systems

MASONRY AND FOUNDATION

Designer brick exteriors with quality low maintenance brick in choice of color

Individually engineered post-tension monolithic foundation per site

Foundation designs provided by independent structural engineer

4" cushion sand under 4" of 3,000 lb.+ concrete PSI

6 Mil poly moisture barrier between sand and slab

SAFETY AND SECURITY

Smoke detectors interconnected with battery backup throughout home, including all bedrooms

Carbon monoxide detectors

Secure dual cam locks on all windows

Ground fault breakers for wet area outlets

Strong 1" throw deadbolts on exterior door

Exterior lighting front and rear

CURB APPEAL

Front, rear and side yard sod

Landscaping package

6' privacy fence with metal posts

Full irrigation

Front and rear hose connections

Masonry mailbox

Revised: 10.7.2017



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