

# **K BAR T Custom Homes, Inc.**

## **Home Site Improvements**

### **Surveys**

Homeowner to provide a site survey prior to starting foundation  
Homeowner to provide final survey at completion of construction

### **Building Permits**

Builder to provide all necessary building permits as per \_\_\_\_\_County

### **Utilities**

Homeowner to provide electrical hook up by P.E.C.  
Builder to provide electrical under ground up to 100 feet

### **Sewage**

Builder to provide septic design and septic installation as per \_\_\_\_\_County  
Builder to provide up to a maximum 4" sewer line up to 50 feet

### **Water**

Homeowner to provide water well as per \_\_\_\_\_County  
Builder to provide up to a maximum 2" water line up to 100 feet

### **Foundation**

Builder to provide engineered post tension foundation at 3000 psi

**Note: Foundation design engineered by MLAW Engineering**

### **Landscaping**

Homeowner to provide landscaping and installation

## **Homeowner Custom Specifications**

### **Exterior Walls**

Wood Frame: Lumber to be 2x4 @ 16" O.C.  
Bottom Plate: Lumber is to be treated 2x4 as per plan  
Sheathing: OSB and to be wrapped in Tyvek Builder Paper  
Siding: Hardi Plank located as per plan

### **Ceiling Framing**

Joists: 2x6/2x8 as per plan

### **Roof Framing**

Rafters: as per plan  
Ridges/ Hips as per plan  
And Valleys

### **Roofing**

Sheathing: 4x8x7/16" OSB with ply clips  
Shingle: Timberline 30 year dimensional shingle  
Underlay: #15 felt

### **Exterior Masonry**

Home to be Hill Country Mix/ Austin Stone as per plan

### **Fireplace**

### **Dry-Wall and Ceilings**

Dry-wall to be 1/2" on all walls and 5/8" on ceilings  
All walls to be taped, floated, and textured with a Monterey Drag

### **Insulation**

Energy efficient with BIBS at exterior walls and R-38 blown in at attic  
Foam/Caulking at windows, outside doors, plumbing pipes, and electrical wiring

### **Interior and Exterior Trim**

Builder to install 5 1/4" baseboards (Colonial) as per plan  
Folding attic stairway as per plan  
All window sills to be wood  
2X6 Dadoed to be used as fascia  
Soffit to be 16" textured fiber cement  
Hardi Plank to be used at Covered Patio

**Note: All trim to be paint grade**

### **Interior and Exterior Doors**

All interior doors to be Masonite hollow core doors (6x8") as per plan  
Builder to install front door as per plan (\$1,500.00 allowance)

### **Interior and Exterior Door Hardware**

Builder to install Oil Rubbed Bronze lever handles as per plan

### **Millwork**

Builder to install Knotty Alder custom cabinetry as per plan

### **Interior and Exterior Painting**

All walls and ceiling to be painted with Kelly Moore paint with a flat latex finish in color (1) of owner's choice  
All interior trim to be painted with Kelly Moore paint with a satin finish in color (1) of owner's choice  
All exterior trim to be primed and painted with Kelly Moore paint in color (1) of owner's choice

### **Windows**

All windows to be Vinyl, Double Paned, Low E, with Tan Frames as per plan

### **Flooring**

Builder to install Tile Flooring as per plan  
Builder to install Carpet as per plan

## **Heating and Air Conditioning**

- 1- 5 Ton Carrier/Lennox 14 SEER Heat Pump System
- 1- R/A Outlet
- 1- Set Refrigeration Line
- 1- Set Drain Line
- 1- Auxiliary Drain Pan
- 1- Safety Float Switch for Auxiliary Drain Pan
- 1- A/C Pad
- 1- Honeywell Electronic Programmable Thermostat
- 1- Control Wiring Only
- 1- Dryer Vent

**Note: Duct Board 1 ½", R-6 Flex, Mastic Seal, and Air Mate Grills**

**Note: Tonnage may vary based on calculation loads**

## **Electrical**

### **Builder to provide the following:**

- 1- 200 AMP Service
- 1- 200 Amp Panel and Breakers
  - Plug Outlets included as per plan
  - Light Outlets included as per plan
  - Switch Outlets included as per plan (Rocker Panel)
  - Refrigerator Outlet included as per plan
  - Oven Outlet included as per plan
  - Microwave Outlet included as per plan
  - Disposal Outlet included as per plan
  - Dishwasher Outlet included as per plan
  - Washer Outlet included as per plan
  - Hot Water Outlet included as per plan
  - Air Handler Outlets included as per plan
  - A/C Outlets included as per plan
  - Fan Outlets included as per plan
  - TV Outlets as per plan
  - Phone Outlets as per plan
- 1- Doorbell Outlet
  - Smoke Detector Outlets as per plan
  - Smoke Detectors as per plan
  - Recess cans as per plan
- Eyeball Outlet as per plan
  - Garage Sconce Lighting as per plan

## **Electrical Fixtures**

Homeowner to have \$2,500 allowance to be installed as per plan

## **Plumbing**

Kitchen:	Water to Refrigerator
Kitchen Sink:	Dayton 33x22 4hole 2 bowl stainless steel sink (under counter)
Kitchen Sink Faucet:	Delta lever kitchen faucet with spray (Oil Rubbed Bronze)
Master Bathroom Tub:	Soaker tub
Master Tub Faucet:	Delta 2 lever desk mount tub faucet (Oil Rubbed Bronze)
Master Shower:	Mud set shower pan with tile surround with seat
Master Shower Faucet:	Delta single lever faucet (Oil Rubbed Bronze)
Master Lavatory:	Granite countertops with drop in sinks
Master Lavatory Faucet:	2- Delta 2 lever 8" lavatory faucet (Oil Rubbed Bronze)
Master Bath Commode:	Vortens standard height elongated bowl commode (white)
Bath # 2 Tub/Shower:	Porcelain tub with tile surround
Bath # 2 Shower Faucet:	Delta single lever tub and shower faucet (Oil Rubbed Bronze)
Bath #2 Lavatory:	Granite countertop with drop in sink (white)
Bath #2 Faucet:	Delta 2 lever 4" lavatory faucet (Oil Rubbed Bronze)
Bath #2 Commode:	Vortens standard height elongated bowl commode (white)
Water Heater (1):	Slate 40-gallon electric water heater
Outdoors:	4 Hose Bibbs

**Note: Preplumb for water softner system**

## **Plumbing Fixtures**

Builder to install Delta Oil Rubbed Bronze fixtures as per plan

## **Bathroom Mirrors**

Homeowner to have standard mirrors installed as per plan

**Note: Beveled mirrors may incur additional investment**

## **Kitchen Countertop, Bath 2 Countertop and Laundry**

3cm Granite with a bullnosed edge  
Tile back splash at kitchen as per plan

**Note: \$46.50 allowance includes installation**

### **Kitchen Appliances**

Homeowner to have an allowance of \$4,000 \_\_\_\_\_ for the selection and installation of appliances as per plan

### **Final and Clean Up**

Homesite shall be cleaned, construction debris removed and yard graded to slope from residence

**Builder expects completion time to be 8 months, but not more than 10 months. Builder to provide Builder's Risk Insurance during the construction process. Change orders or item selected by customer which increase the cost of construction or exceed allowances specified in the Homeowner's Custom Specifications or Plans shall be paid by customer at the time of the change or at construction completion.**