

**CUSTOM HOME SPECIFICATIONS
STALWART CONSTRUCTION, INC.
CUSTOM HOME FOR:**

PROPERTY: Known locally as 117 MARYLOU LN., Burnet, Burnet County, Texas 78611, LOT 53 SEVEN CREEKS Subdivision.

1. EXCAVATION: Allow \$15,000 for lot clearing, tree removal, and excavation as required for installation of improvements.
2. FOUNDATION: Per Engineered Foundation Plan.
3. FIREPLACE/CHIMNEY: One pre-fabricated fireplace at location per plans to be "MARTIN" SB5400 or equal fireplace with standard log-lighter.
4. FRAMING & WALLS: Per plans and "STANDARD DETAIL #1-TYPICAL WALL SECTION" attached to this specification. Masonry – stone material and labor allowance \$8.50/sp.ft. with standard stucco finish at locations per plans. Stucco to have integral color finish. Galvalume snap-lock siding at locations per plans.
5. ROOFING: Galvalume standing seam metal roof and flashings.
6. GUTTERS AND DOWNSPOUTS: NONE.
7. LATH & PLASTER: ½" gypsum board walls and 5/8" ceilings. All bath wet areas to be "DENSIELD" by Georgia-Pacific (silicon face, gypsum core, fiberglass back) or equal. Tape, float, & texture all. Texture walls to be "light orange peel" or equal. Round corner bead all with "baby bead".
8. DECORATING
 - PAINT: All living area walls and ceilings one color flat "KELLY-MOORE" or equal commercial grade latex wall paint. Stain and laquer finish all cabinets. Trim and closets be acrylic base enamel one color semi-gloss paint.
 - WALLPAPER/DECORATING: NONE.
9. INTERIOR DOORS AND TRIM: As noted on plans interior doors to be 1-3/4" thick alder and solid core masonite or equal. Door casings to be 3 ½" AWP. Base 5 1/2" BWP.
10. WINDOWS: Vinyl or equal double pane wood windows.
11. ENTRANCES AND EXTERIOR DETAIL:
 - ALL EXTERIOR DOORS AS NOTED ON PLANS. Porch slider to be "MARVIN" or equal
 - GARAGE OVERHEAD DOORS: metal per plans
 - PAINT: Paint all exterior soffit and fascia.
 - EXTERIOR MILLWORK: as shown on Elevations and Details.
12. CABINETS AND INTERIOR DETAIL: See plan and cabinet details. Finish all cabinets w/ "KELLEY-MOORE" or equal stain & laquer. Granite countertops except where noted otherwise on plans.
13. FLOORING: (At locations as noted on plans)
 - CERAMIC TILE/STONE: allowance at locations per plans.
 - SCORED AND STAINED CONCRETE FLOORS: NONE.
 - WOOD FLOORS: 5" hand scraped at locations per plans
 - CARPET: allowance at locations per plans
 - LAMINATE: NONE
 - GARAGE AND PORCHES: Broom concrete
14. WAINSCOAT:
 - POWDER: splash at vanity countertop.
 - BATH #2: allowance for standard ceramic thin set tile over tub w/ similar splash around vanity granite.
 - MASTER BATH: Mud-set or equal tile shower surround w/ similar splash around vanity granite.
 - KITCHEN & UTILITY: Allowance for tile backsplash above counters per plans.

FIREPLACE: Stone/brick fireplace finish per plans.

15. PLUMBING:

KITCHEN:

SINK: Allowance for UNDERMOUNT sink and faucet w/ spray.

PREP SINK: Allowance for UNDERMOUNT sink and faucet w/ spray.

BATH #2:

SINK: Allowance for UNDERMOUNT vanity bowl w/ faucet.

TUB: Allowance for tub w/ cast iron/enamel finish and shower valve/faucet.

WATER CLOSET: Allowance.

POWDER BATH:

SINK: Allowance for UNDERMOUNT vanity bowl w/ faucet.

WATER CLOSET: Allowance.

MASTER BATH:

SINKS: Allowance for UNDERMOUNT vanity bowls w/ faucets.

TUB: NONE.

SHOWER: Mud-set ceramic tile walls and shower pan w/ allowance for two shower valves/faucets.

WATER CLOSET: Allowance.

UTILITY: Washer connections.

WATER HEATER: One (1) electric 50 gallon minimum at location on plans.

WATER SOFTENER: plumbing only. SYSTEM by owner

DRAINS/SEWER/VENTS: Stub out for septic tie-in by septic sub-contractor. Sewer vents to rear of house.

WATER PIPING: "Kytex" or equal w/ all piping in framing except for service line. Hose bib connections at locations per plans. Provide isolation shutoff valve for hose bibs located in water heater closet.

LP GAS: Service to cook-top, outdoor BBQ stubout, and fireplace.

16. HVAC:

CENTRAL SYSTEM: One PURON unit "BRYANT" or equal heat pump system with duct-board and flex ductwork. Provide electronic programmable thermostats and "HEPA" mechanical filter cartridge.

VENTING: Duct for dryer, cook-top, and bath vents.

17. ELECTRICAL:

Underground service with "GE" or equal circuit breaker panel. See electrical plan for specifics. Block and wire for ceiling fans where shown on plans. Low voltage sub-contractor wiring and security allowance \$2500 material and labor. Television, telephone, speakers, amplifiers, volume controls, and other hardware total allowance \$0 material and labor.

18. LIGHTING & CEILING FAN FIXTURES: Per plan w/ \$7,500 allowance for fixtures (material).

19. INSULATION: Spray foam all. Provide wall insulation for sound at baths, utility, and common bedroom walls.

20. HARDWARE and MIRRORS: All towel bars, shower rods, cabinets (excluding hinges), door knobs, locks, deadbolts total allowance \$1200. Vanity mirror allowance \$500. No additional allowance for glass cabinet doors, glass cabinet shelves, glass desk top, and/or mirror walls. Shower enclosures- none.

21. APPLIANCES: allowance \$10,000

DISHWASHER: Kitchenaid KDTM404ESS 24 SS stainless

REFRIGERATOR: NONE

OVEN/MICROWAVE: Kitchenaid KOCE500ESS combo microwave/oven

DISPOSAL: allowance

COOKTOP: Kitchenaid 48" KCGC558JSS stainless commercial gas range top w/ griddle

VENT HOOD: Zephyr hood one-piece liner SS

WARMING DRAWER: NONE

OUTDOOR GAS GRILLE: NONE

ICE-MAKER: NONE

WALL IRON BOARD: NONE

22. WALKS, DRIVES & PORCHES: Per plans. Allowance \$4400 for concrete approach at street in compliance with subdivision requirements. Allowance \$3750 for road base drive at location per plans.

23. LANDSCAPING:

LAWNS: Builder to provide cleanup and final grade as necessary for proper drainage from house.

GRASS/SOD, TREES, SHRUBS, SPRINKLER SYSTEM (Landscape sub-contract): allow \$2500
STONE FENCE/WALLS: NONE.
FENCE: NONE.
SWIMMING POOL AND ASSOCIATED DECKING: NONE.
FIRE-PIT: NONE
WATER FOUNTAIN/FEATURE: NONE

24. WATER WELL and SEPTIC:

Septic system in accordance with Burnet County requirements allowance \$8000. Water well complete with 2500 gallon holding tank and booster pump allowance \$13,500.

25. ELECTRIC and LP GAS SERVICES:

Allow \$8790 for all PEC connection fees, electrical overhead services, underground services and distribution lines required for services to all improvements. Buried 500 gallon LP gas tank including yard line and all material and labor for installation allowance \$4000.

ADDITIONAL NOTES:

*** All allowances include costs required for shipping, delivery, and taxes.

THIS CUSTOM HOME SPECIFICATION is entered into this ____ day of _____, 2019.

OWNERS: _____

BUILDER:

STALWART CONSTRUCTION, INC.

Jeffrey M. Swindall _____, President