

EL PRADO AT ESPERANZA

EXTERIOR FEATURES

- Varied exterior finishes in the Hill Country motif
- 8' Wood front door with satin nickel handle set and nickel hinges
- Deluxe landscaping package with two trees, extensive shrubbery, full irrigation using a dedicated reclaimed water system, and fully sodded yard with planter strip at street and front
- Front gutters
- Custom-made address plate
- Front and rear outside hose bibs
- Front and rear GFCI electrical outlets
- One or two coach lights in black finish at front of garage (per plan)
- Optional fencing available at buyer request

INTERIOR FEATURES

- 8', Two panel arch top continental style interior doors at the first floor with satin nickel knobs
- 6' 8", Two panel arch top continental style interior doors at the second floor with satin nickel knobs
- SCHLAGE® satin nickel door hardware and nickel hinges
- Monterrey drag texture on all sheetrock walls and ceilings, including closets
- Rounded sheetrock corners throughout includes windows
- Single step crown molding at master bedroom and coffer ceilings
- 5 1/4" Baseboards throughout the home
- Window stool throughout the home
- Tile flooring in entry, kitchen, casual dining, laundry, bathtub/shower areas, and powder
- High quality nylon carpeting with 5-year stain warranty
- Graceful, stained handrail with wood baluster staircases, select locations
- Decora light switches throughout
- All wiring is run to interior distribution panel at master closet
- CAT-5 phone outlets in family and master
- RG-6 cable outlets at family room and master bedroom
- RJ-45 data outlet at study
- Security system pre-wire on exterior doors
- Ceiling fan with brushed nickel light kits at master bedroom and family
- All bedrooms, study, family rooms, game room, and covered rear patios blocked for ceiling fans
- Interconnected smoke alarm system with battery back-up, includes all bedrooms
- Wood shelving in closets and pantry
- Fluorescent light fixtures in master closet and garage, quantity per plan
- Textured, painted and trimmed garage walls
- Pre-wire for garage door opener
- One rod and one shelf in laundry

GENERAL CONSTRUCTION FEATURES

- Professional Warranty Corporation 10-year limited warranty program
- Built with Zip System® sheathing, an engineered wood structured panel with air and water barrier
- Individually designed and engineered post tension foundation system
- Precision fit and structurally reliable engineered roof system
- 3/4" tongue-and-groove second story subfloor glued and nailed over an engineered floor system
- HomeTeam® Taexx Built-In Pest Control System and borate pre-treatment, where applicable
- Convenient pull down attic staircase at garage with designed attic storage space, per plan
- Anchor bolts installed in perimeter walls secured with nut and washer
- Treated base plates with DOW SILL SEAL® underlayment on exterior walls
- PEX non corrosive water supply lines
- Pre-plumb for water softener loop
- Laminated fiberglass shingles with limited warranty per manufacturer specifications
- James Hardie® beadboard soffit at front porch
- James Hardie® fiber cement perforated soffit
- James Hardie® fiber cement fascia board

GENERAL CONSTRUCTION FEATURES - CONTINUED

- FrameSaver® composite exterior door frames
- Third party inspections performed throughout construction
- Personal consultation with professional design consultant
- Technology consultation based on the construction phase of home

KITCHEN FEATURES

- Granite countertops in kitchen
- 42" Poplar upper cabinets with crown molding and adjustable shelving
- Ceramic tile backsplash in the kitchen
- Tile flooring in kitchen, dining, and laundry
- Whirlpool® built-in stainless steel appliance package
- Whirlpool® built-in gas cook top with AccuSimmer® cook top burners
- Whirlpool® built-in electric thermal oven with EasyView™ extra-large oven window, steam clean option, and AccuBake® to deliver consistent baking on multiple racks
- Whirlpool® venthood, vented to the outside
- Whirlpool® built-in microwave with sensor cooking controls located above the oven
- Whirlpool® ENERGY STAR® Tall Tub dishwasher
- 9" Depth equal bowl undermount stainless steel sink
- DuPure water filtration system with chrome spigot
- DELTA® stainless single handle pull out sprayer faucet
- Garbage disposer with 1/3 horsepower
- Waterline provided for ice maker
- Recessed can lighting package, per plan

BATHROOM FEATURES

- Tile flooring in bathtub/shower areas and powder
- Cultured marble vanities with square integral bowls in baths
- Round white pedestal sink with DELTA® chrome faucet at powder room, per plan
- Dual sinks at master bath
- Oversized acrylic garden tub with tile surround in master bath (per plan)
- Separate glass-enclosed shower in master bath
- Tile backer boards behind bath wall tile
- Elongated white commode at all bathrooms
- Acrylic bathtubs with barrel arches and tile surround in secondary bathrooms
- DELTA® pressure balancing shower valves are scald resistant shower faucets that prevent "shower shock"
- Decorative Progress® lighting at all baths

ENERGY FEATURES

- Home Energy Rating System (HERS) Inspection & Certification: Every home we build is tested by a third party, certified home energy auditor.
- Low E 366 (emissivity) double paned vinyl windows throughout home
- High-efficiency TRANE® A/C system with 16 SEER rating, 5-year parts warranty (2 A/C units on 2-story plans)
- Aprilaire® programmable touchscreen thermostat with humidity control and Event-Based™ air cleaning
- Aprilaire® healthy ventilation control system to help manage the quality of your home's air
- Aprilaire® MERV 11 pleated media air filter at furnace in attic
- R-38 ceilings and flat attic areas; R-13 Batt insulation in 2x4 walls
- Exterior wall DOW SILL SEAL® between base plate and concrete
- Energy saving 50-gallon gas water heater (dual 40-gallon for 3 full bath homes)
- Cost-saving gas furnace, gas water heater and gas range
- Gas furnace in attic location provides quiet operation
- Continuous soffit vent and ridge vents for attic ventilation, per plan
- Radiant barrier roof decking
- Wayne Dalton® insulated garage doors