

S & H Heritage Oaks - "HAVEN"
Specifications
November 2017

Buyer: _____

Address: _____

1. **Foundation:** Minimum 3000 psi concrete, post tension cable slab per engineered lot-specific design.
2. **Framing Material:**
 - a. Studs: 2x4 -2x6 (per plan), Solid, 16" on center.
 - b. Fascia: 2x6 mdf primed, grooved at eave, with 1x2 mdf primed shingle mold c. Trim: 3/4 hardie, widths per plan. Siding will butt to trim at i/s and o/s corners and 1x12 bands to prevent moisture intrusion. Shim as necessary
 - d. Flashings: galvanized metal: 1 1/4" Z above windows and door openings, 3/4" Z above belly bands, 5/16" Z at horizontal joints in 4x8 hardie siding
 - e. Soffit: 1/4" Smooth Hardi Soffit, non- vented, with vinyl h-mold.at overhangs. 4x8 x 1/4" at porch ceilings
 - f. Sheathing: 7/16" OSB. Moisture barrier house wrap to be installed on top of all sheathing. Moist stop at all o/s and i/s corners and horizontal joints. 6" window tape at window sills
 - g. Siding: Cedarmill 5/16" rough Cemplank siding (size & profiles per plan)
 - h. Roof decking: 7/16" OSB with aluminum clips. Fire rated osb above fire separation walls per plan details.
 - i. Subfloor: 3/4" Advantech, tongue & groove. 1 1/8" Advantech on stair treads and landings glued and nailed.
 - j. Trusses: Engineered open web floor trusses per plan (not designed for waterbed or billiard table loads). Engineered roof trusses
 - k. Decks: per plan: Pressure-treated lumber support components with 3/4" cedar decking. Install cedar wood hand rails to steel posts on unit 4 balcony per plan
 - l. Fire wall assembly: install solid wood blocking and fire rated sheathing per plan
3. **Roofing:**
 - a. Dry-in: #15 Felt
 - b. Shingles: 30-year dimensional Weatherwood shingles
 - c. Ventilation: None. Fully encapsulated attic
 - d. Drip edge: galvanized metal, provided and installed by roofer
 - e. Metal flashings: furnish and install all required roof flashings
 - f. Balconies at second floor: 2 ply modified bitumen membrane on decks, fully flashed
 - g. Furnish and install metal flashings above garage doors, windows, & doors
4. **Masonry:**
 - a. Masonry per plan. Stone and mortar per selection sheets. Stucco, 3/4" 3 coat system, medium sand texture, elastomeric coating colors per selection sheets
5. **Windows:**
 - a. Vinyl
 - b. Insulated, low E2 glass per COA requirements, SHGC:33, U Value 23 minimum
 - c. Full lite per plan
 - d. White frame color
 - e. Screens at operable windows only

6. Exterior Doors:

- a. Front Door: Fiberglass with narrow lite per plan, Low E glass, flush glaze, chrome hinges, weather stripping, rot resistant jambs, brick mold, adjustable aluminum threshold, and door pans. Install construction locks furnished by Builder and hold and install weather stripping at lockout
- b. Rear/Patio Door: Fiberglass, full lite, Low E glass insert, chrome hinges, weather stripping, rot resistant jambs, brick mold, adjustable aluminum threshold, and door pans. Install construction locks furnished by Builder and hold and install weather stripping at lockout

7. Exterior Rails and Awnings:

- a. 42" steel handrails at second floor balconies, per plan, primed, with two finish coats of enamel paint. Color per selection sheet
- b. Steel 2x2 post supports, prepped for wood cap and horizontals, primed, with two finish coats of enamel paint. Color per selection sheet. (Refer to plan details)
- c. Steel awnings per plan elevations and detail sheets, primed, with two finish coats of enamel paint. Colors per selection sheet

8. Landscaping and irrigation: per community plan

9. Fence: 6 foot, 1x 4 pre-primed fir pickets, 3 horizontal rails, 4x4 treated posts, 3' walk gate

10. Garage Door:

- a. 8x7 – 9x7 – 16x7 steel-insulated door, per plan
- b. 1/3hp belt-driven garage door opener with two (2) remotes

11. Gutters: Per drainage requirements

12. Flatwork:

- a. Patio: Broom-finished concrete per plan b.
- Driveways: Broom-finished concrete per plan
- c. Lead-walk: Broom-finished concrete (front porch to driveway) per plan
- d. Irrigation sleeves: Install PVC sleeves per landscape drawings e.
- HVAC pads, confirm locations and sizes with builder

13. Plumbing: Moen Align Series faucets – Uponor Pex piping

- a. Kitchen: M7565 1 handle high arc chrome faucet
- b. Master Bath:
 - a. Vanities: M6191 1 handle chrome faucets
 - b. Shower: MT2192 1 handle chrome with M62320 valve, square chrome drain
 - c. Deck mount tub faucet: MT393 2 handle chrome, chrome drain and overflow
 - d. Commode: Pro Flo PF1401TH white bowl, PF5112HEWF tank, PFTSE2000WH seat
- c. Secondary Baths:
 - e. Vanities: M6191 1 handle chrome faucet
 - f. Tub/Shower: M2193 1 handle chrome with M62320 shower valve
 - g. Tub and shower drain and overflow covers are chrome
 - h. Commode: Pro Flo PF1401TH white bowl, PF5112HEWF tank, PFTSE2000WH seat
- d. Powder:
 - i. Vanity: M6191 1 handle chrome faucet
 - j. Pedestal sink: Vortens Senna Model 3547-3510
 - k. Commode: Pro Flo PF1401TH white bowl, PF5112HEWF tank, PFTSE2000WH seat

- e. Tubs & Shower Pans
 - a. Master Bath: 42x60 deep oval acrylic tub, acrylic shower bases, per plan
 - b. Secondary Baths: Porcelain-on-steel 30"x60" tub
- f. Gas locations – Run supply line outside of slab for each unit
 - a. Gas to range – cannot penetrate firewall: run line below cabinets
 - b. Gas to water heater
 - c. Gas to dryer
 - d. Gas to rear patio
- g. Water heaters – State tankless, sized per plan. Vent to rear or at back side of roof
- h. Commodes – Elongated commodes at all baths
- i. Ice maker connection at kitchen refrigerator location
- j. Kitchen disposal – 1/2hp (supplied by plumber)
- e. Sinks
 - a. Kitchen - Stainless steel under mount, single compartment sink provided by countertop supplier (Ameri-sink AS-101 or equal)

Fire sprinkler protection system by separate contractor

14. HVAC (encapsulated attic)

- a. 14 SEER Carrier Heat pump HVAC unit, sized per plan and Manual J Design, dual zone damper system controlled by separate thermostats
- b. Honeywell digital, programmable thermostats
- c. Honeywell Fresh air Control System
- d. Honeywell filter media
- e. Return air duct to master bedroom and/or jumper ducts to second bedrooms & study
- f. Vent range hood to rear wall or back side of roof
- g. Vent exhaust fans for baths and utility to rear wall or back side of roof

15. Electrical

- a. Switches: white switches
- b. Block, wire, and install ceiling fans per plan
- c. Wire for exhaust fans at all baths and utilities. (fans installed and provided by HVAC Contractor)
- d. Recessed cans to have white trim and baffles with LED light bulbs
- e. Provide two 1" pvc conduits from service entrance to location near sub panel in each unit for low voltage contractor
- f. Garage coach lights to be on photo cell for each unit
- g. Under cabinet lighting pre-wire in kitchen, per plan

16. Light Fixtures:

- a. Interior: Finish and style per selection sheets. Provide LED bulbs where applicable
- b. Exterior: Finish and style per selection sheets. Provide integral LED fixtures with photo cell at garage coach lights
- c. Ceiling fans: at master bedroom and living room

17. Security & Low-Voltage:

- a. CAT-5E Phone outlets at all bedrooms and kitchen
- b. RG-6 QS Cable outlets at all bedrooms and family room
- c. OnQ panel: 14", located in master bedroom closet
- d. Security Prewire for: 2 key pads, windows on first floor and all doors, motion detector, and interior siren.
- e. Audio prewire for two speakers in family room and one at outside living

18. Insulation

- a. Exterior walls receive R-15 Open Cell Spray Foam Insulation.
- b. Attic: Open cell foam fully encapsulated (7" R-25 per COA code requirements)
- c. Living areas above unconditioned space at garage ceilings to receive foam at R15
- d. R13 Batt insulation at firewalls per plan details
- e. All homes receive a 2-stage poly seal anti-air infiltrations system
- f. Provide sound batts at bathrooms, utility room, and master bedroom walls adjacent to living areas and around mechanical closets

19. Drywall

- a. Walls: ½ " sheetrock with square outside corners throughout
- b. Ceilings: 5/8" sheetrock
- c. Garage Common Walls: 5/8" sheetrock per fire code
- d. Tub & Shower Surrounds: one layer of Hardi-Backer behind standard surround material. Avoid taping joints for waterproofing treatment by tile contractor
- e. Texture: medium drag on walls and ceilings of living areas and garage. Mud prime prior to texture to prevent tape lines from showing through paint

20. Paint

- a. Siding and Trim: colors per exterior selection sheets
Caulk: All joints and nail holes caulked with PPG Top Gun 200 45 year caulk
Paint: Apply PPG Sunproof 100% Acrylic Satin Latex, two passes letting it dry between coats with a minimum 4.5 mil wet and 1.3 mil dry
- b. Stucco: PPG # UC94080 Permacrete Elastomeric paint. Thickness to be 12.5 mil wet & 7.0 mil dry. Colors per exterior selections sheets.
- c. Fiberglass exterior doors: Sunproof 100% Acrylic Satin Latex, two coats, thickness to be 3.0 mil wet and 1.6 mil dry
- d. Cedar trim, decks, and handrails and fir soffits: two coats of Flood Pro semi-transparent oil, natural cedar
- e. Interior trim & doors (**Standard trim color is Decorator White**)
Caulk: All joints and nail holes caulked with PPG Top Gun 200 45 year caulk
Prime: Prime with PPG Multi Pro 47110 flat latex 5.5 mil wet and 1.5 mil dry
Paint (Latex enamel): Enamel all trim and doors with PPG Speedhide 6-8510 acrylic high luster semi-gloss enamel to 4.5 mil wet and 1.5 mil dry thickness
- f. Interior walls and ceilings: PPG Multi Pro 47110. Thickness to be 5.5 to 6 mil wet and 1.5 mil dry. One color with flat finish is standard on walls and ceilings

21. Interior Doors, Trim and Stair Part

- a. 5-panel [Riverside](#) hollow-core interior doors, un-textured: 8'0" downstairs & 6'8" upstairs
- b. 5-panel Riverside solid-core garage service door, un-textured, with weather stripping
(at lockout) and ADA aluminum threshold
- c. 5-panel Riverside solid core full size doors at hvac closets, un-textured, with weather stripping (at lockout) and low profile threshold
- d. Chrome hinges to match hardware
- e. Casing – 1x4 MDF casing; FJ pine at baths only
 - a. Base – 1x6 MDF base: FJ pine at baths only
 - b. Window sills – FJ white pine with 1x4 apron
 - c. Shoe molding at all tile areas
 - d. Shelving – MDF (sized per plan) and wood pole sockets to support rods.
 - e. 1/2 wall cap - 1x 8 MDF with 1x4 mdf casing: (1/2 walls standard with an option for open rail per plan) Provide shoe racks in master bedroom closets
 - f. Stair skirt - 1 x12 MDF
 - g. Stair rail: 6040 red oak wall rail with chrome brackets
 - h. Install sections of ½" plywood behind mirrors for standoff appearance

22. Cabinets

- a. Master and secondary baths: vanities, prefinished stain or paint with pulls per selections sheets, shaker doors and drawer fronts
- b. Kitchen: 42" uppers, prefinished stain or paint with pulls per selections sheets, shaker doors and drawer fronts, live corners, prep for under cabinet lighting

23. Countertops

- a. Kitchen
 - a. Level 1 Quartz, 3cm, with standard edge profile, and undermount stainless steel sink
 - b. C-tile backsplash – porcelain or similar. See selection sheets
- b. Master and Hall Bath Vanities
 - a. "Venetian Polar White", engineered marble, 1.5cm, 4" splash, with standard edge profile and under mount porcelain rectangular bowls or Level 1 granite.

24. Tub/Shower Surrounds

- a. Master Bath: Tile at shower walls to 8' above floor and tile at tub skirt, per selections.
- b. Hall Bath : Tile walls to 7'4" above floor, per selections

Apply mesh over joints and full smear Red Guard at shower walls. Tile at soap and shampoo niches in each shower

25. Hardware (Chrome Finish)

- a. Entry: F60 Century Latitude handle set
- b. Exterior: Solstice keyed lever with deadbolt
- c. Interior: Chrome knobs - Privacy locks on all bedrooms and baths
- d. Bath Accessories: Euro style with concealed screws

26. Mirrors/Shower Enclosure

- a. Bath mirrors
 - a. 48" tall at standard height vanities and 44" tall at raised vanities. Mirrors will be framed and will be attached to wall (no clips at top of mirror)
- b. Powder mirror
 - a. Framed mirror attached at wall
- c. Shower Enclosure (per plan)
 - a. Clear, tempered glass, 84" tall, with chrome frame

27. Flooring and tile: Finished Concrete Floors at 1st floor (all rooms)

- a. Carpet: Located at 2nd floor hallways, bedrooms, closets, lofts, and stairs, per selections
- b. Ceramic Tile: Located at 2nd floor bathrooms and utility room, per selections
- c. Sealed concrete: at all conditioned areas on first floor

28. Appliances: Samsung Stainless Steel

- a. Range: Model NX58K3310SS 30" gas, free standing, 5.0 cu.ft, 5 sealed burners, self-cleaning oven, stainless
- c. Microwave / vent hood: Model ME18H704SFS
- d. Microwave trim kit: Model per manufacturer
- e. Dishwasher: DW80M2020US

Substitutions:

As a result of our ongoing research to improve product and occasional availability issues, S & H Heritage Oaks must reserve the right to substitute products of equal or greater value or spec level without notice or obligation.

Buyer Date

Sales Manager Date

Buyer Date

S & H Heritage Oaks - Haven
Legal Description Community

8922 Manchaca Road, Austin, TX.78748
Property Address

Unit Number