



FINAL SPECIFICATION SHEET FOR NEW HOME AT

69 Augusta

Lot 25, Block A Unit 201, Cordillera Ranch

Boerne, TX 78006

SITWORK/LANDSCAPE

- Driveway of 4" concrete over 4" compacted base with uncolored "salt" finish. Front leadwalk of flagstone. *Driveways, like landscaping soils and materials are subject to erosion, especially in the event of flash flooding. It shall be the responsibility of the homeowner to add mulch/soils/seed/ other for long term stabilization of base materials along and beneath driveway to prevent erosion.*
- \$0 automatic gate allowance, and \$0 masonry column(s) allowance included.
- No other lot/perimeter fencing allowance included. Cordillera Ranch building covenants require an approved fence with the addition of a swimming pool.
- Landscape and irrigation by Land Design included per final landscape plan. No other monies allocated for the clearing of additional cedars on balance of properties, nor for collection of surface rocks, etc. Note: Developer *may* require additional landscape and sprinkler beyond master Landscape Plan as included herein. Any additional landscaping needs desired by Owner or developer shall be by separate agreement only.
- Site to be left free of construction debris and ready for further landscaping.
- No swimming pool included.
- Builder to provide for restoration of native vegetation with hay & seed at areas disturbed by utility lines and house construction. It shall be the responsibility of the Owner to provide irrigation/water as necessary to establish/grow native seeded areas.

UTILITIES

- Three hundred twenty (320) amp meter loop located on pedestal with underground secondary power service from pole to house included. Underground secondary service to be of approved aluminum in conduit. Underground primary service from street to transformer pad, with one (1) transformer pedestal included. Purchaser to eventually be responsible for application for service and membership.
- All GBRA central water and sewer service included. Purchaser to be responsible for application for service and membership.
- LP gas service as provided to lot by Sonterra Energy. Purchaser to be responsible for application for service and membership. See *Plumbing* section below for explanation of service lines to appliances.

EXTERIOR

- Exterior to be stone, stucco and siding as per plan. Stone to be random square and rectangular crème ripple rock. Siding to be of 1 x 12 (3/4" thick x 11" wide) James Hardiplank planks run horizontally with 1/2"-3/4" overlap. Outside corners at areas of siding to follow details per plan (no corner boards). Stucco to be two-coat process over galvanized lathe with exposed expansion joints and sand finish. Stucco to be primed and painted with Elastimeric paints in selected color.
- Tyvek brand house wrap at exterior envelope of house with taped lap joints as necessary.
- Roof to be 24 gauge standing seam galvanized metal over 30 lb felt paper over 7/16" Tech Shield OSB decking with aluminum spacer clips. All standing seam panels to be 18", with 1" tall seams.

All masonry to be counter-flashed with 26 gauge material. Roof to have continuous ridge vent as per plan. One integral box gutter constructed of galvanized metal at length of back porch as defined on plan as constructed by Quality Roofing.

- No other gutters or downspouts included in contract other than existing box gutter at intersection of inverted back porch and house roofs. Roof guttering may prove to be necessary for good and consistent drainage around the improvements.
- Reclaimed pine wood awning brackets with steel components as described in plan at extended overhangs.
- All 2 x 6/8 exposed rafter tails throughout with square cut ends and exposed 1 x 6 t & g decking above as per plan. All rafter tails at typical overhangs to be of pine and 1 x 6 to be of pine and to receive primer and paint as typical. Continuous let-in 2 x 6 stiffener at outer edge of rafter tail per plan detail.
- Ceilings at front porch, back porch and porte-cochere to be of exposed 2 X 8 rafters and 1 x 6 decking as typical.
- Porch beams to be of rough sawn 6 x 12 doug fir or cedar and to receive paint/stain finish as selected.
- All porch floors to be finished with salt finished concrete. Front and back porches to have 18" wide inlaid flagstone border.
- No pre-pour termite treatment at foundation or other included in contract.
- Pre-plumb for "tubes in the wall" internal wall pest defense system included in contract.
- All framing to conform to specs, industry standard and governing local building codes.

MECHANICAL

- Heating & Cooling: zoned units at house, ten (10) tons total divided out into three (3) separate zones. Zone 1 (Master Suite, Guest, Study & Library) to be three (3) tons with 75,000 btu gas furnace; Zone 2 (balance of first floor) to be five tons (5) tons with 100,000 btu gas furnace; Zone 3 (second story) to be two (2) tons with 50,000 btu gas furnace. All equipment to be 14 SEER RUUD LPG gas furnaces with conventional air conditioning, with Honeywell programmable thermostats, Honeywell media type air cleaners and R-6 insulated ductwork. Layout to be determined by HVAC contractor. Ten year warranty on compressor, five year warranty on parts and two year warranty on labor. Owner may experience mild surge/dimming due to size/tonnage of equipment depending on utility company transformer size & location.
 - OPTIONS: for explanation and other options see Steve Driskil at KC Air (830) 816-1879

CENTRAL VACCUUM

- Rough-in and trim out of central vac system included. Equipment to be located in mechanical closet at Porte Cochere.

ELECTRICAL

- All copper romex wiring at main dwelling.
- All fans and fixtures to be installed as per selection and floorplan layout. All standard can lights to be double insulated recessed cans with white baffle trim.
- Conduit in slab for floor plug(s) and island power. Trim out of floor plugs to be Carlon E97DFMZ.
- All GFI and AFI plugs included as per code requirements.
- Light switches to be ivory color Decora paddle type mechanism.
- All electrical switches and outlets to be in ivory color.

NETWORK WIRING SPECIALTIES

- Prewire and/or trim out of controlled lighting, security system & keypads, satellite, TV, phones, speakers home automation specialties by Dominion Home Networks of San Antonio. It is recommended that any additional networking and/or trim out desired be contracted with same company as a turnkey package.
 - OPTIONS: for explanation and other options see Trey Hellums at Dominion Home Networks (210) 404-9838

PLUMBING

- Water, sewer and gas service – see *Utilities* section above.
- Plumbing fixtures from Morrison Supply per selection.
- Two (2) fifty (50) gallon LP gas water heaters located on elevated platform in Porte Cochere closet and to be looped together with one (1) hot water circulator.
- Master Bath shower, Guest Bath shower surround and Bath #3 and #4 tub/shower details below under “Tub & Shower Finishes”.
- All in-slab house water supply lines to be of ½”, ¾” & 1” Kitec brand pipes with brass fittings. Above slab lines to be of Kitec or soft & rigid type L copper with lead free solder.
- LP gas lines run to cooktop, central heat, fireplace log lighter, water heaters and Cabana BBQ area.
- Conventional water softener and reverse osmosis included. Reverse osmosis lines to ice maker, kitchen sink, kitchen refrigerators and wet bar. Soft water loop included. Hose bibs to be on hard water lines.
- All waste and vent lines to be of PVC pipe. All vent lines to be located at back side of roof where feasible.

STRUCTURAL

- Certified engineer designed and inspection foundation by Bunker Engineering, Boerne, TX.
- Arrangement and location of improvements to be as per site plan by Dave Morris.
- Additional 6 x 6 10/10 wire mesh in foundation at all areas to receive tile or polished concrete flooring.
- Engineer designed and manufactured roof & floor truss system where applicable at Builder’s discretion.
- 1 1/8” Advantech OSB mid-floor decking at all second story living areas.
- Three (3) exposed reclaimed long leaf pine truss beams at Great Room cathedral. 6 x 12 continuous beam between Living Room and Gallery to be of matching materials. All beams to receive hand applied wax coat.
- 2 x door and window opening headers as required by code. 2 x 4 and 2 x 6 stud grade white wood framing, 16” on center. Walls over 9’1” to receive mid-span horizontal blocking.
- Wall and ceiling heights as per plan.
- Lateral wall bracing of 4 x 8 plywood, let-in steel bracing or let-in pine 1 x 4 on diagonal.
- Pressure treated base plate at all concrete flooring with air infiltration foam beneath at perimeter.
- Double 2 x 4/6 top plate throughout.
- 7/16” Tech Shield OSB (waferboard) radiant barrier roof decking with aluminum spacer clips.
- Perimeter plate secured to slab with bolts at 48” on center. Cut nail or power driven fastener system at interior walls.
- All framing to conform to industry standard and governing building codes.

THERMAL PROTECTION

- ½” foam sheathing, ½” gyplap sheathing, and/or OSB waferboard at all exterior walls.
- Perimeter plate to have air infiltration foam beneath.
- Tyvek brand house wrap at exterior envelope of house with taped lap joints as necessary.
- R-38 blown fiberglass insulation at all flat ceilings.
- R-22 fiberglass batt insulation at all sloped ceilings.
- R-15 blown fiberglass blanket (B.I.B.S.) insulation behind applied netting at all exterior walls.
- R-11 fiberglass batt sound insulation at utility, bathrooms and bedroom walls adjacent to living areas.
- No insulation at exterior garage walls or ceiling.
- Anti-air infiltration package to include polycel foam sealant and caulk at exterior bottom plates, polycel foam in top plate penetrations, in exterior penetrations, behind electrical boxes and around door frames.

EXTERIOR DOORS & WINDOWS

- Double pane insulated clad exterior Pozzi (Jeld-Wen) windows, divided lite as per plan, single hung/horizontal slider/fixing and awning/casement windows with screens throughout as per plan. "Low E" tinting included at windows throughout.
- All exterior doors with exception of front door, large opening at great room, swing door into garage and mechanical closet doors to be clad exterior Pozzi door units with standard supply hardware in select finish.
- 20' door opening at great room to be of commercial glazing in extruded aluminum frame by A-1 Door Systems. Door unit to be equipped with automatic opener at central operable units.
 - OPTIONS: for explanation and other options see Landon Mangum at A-1 Door Systems (210)-732-1214.
- Custom front door by Catterton Woodworks to be of reclaimed long leaf pine.
- Insulated fiberglass 6'8" exterior doors from Porte Cochere to Garage and at Porte Cochere mechanical closet.

GARAGE

- Two car garage as per plan. Finish out to be sheetrocked, taped, floated, no texture and prime painted only one color typical to that of house. Trim out of garage to be with 2 1/2" colonial casing.
- No insulation at garage walls or ceilings included.
- Two (2) overhead flat panel insulated metal doors, each with 1/2 horse power overhead chain drive opener and remote controls. Doors to be trimmed with 3/8" thick x 3" wide composite woods glued and screwed to flat panel door to achieve carriage door affect. One exterior entry keypad included. No windows at garage doors included.
- No specialty finishing or sealers at garage floor included.

GOLF CART STORAGE

- One (1) 6' x 7' overhead flat panel insulated metal door with 1/2 horse power overhead chain drive opener and remote control. Door to be trimmed with 3/8" thick x 3" wide composite woods glued and screwed to flat panel door to achieve carriage door affect. No exterior entry keypad included.
- No specialty finishing or sealers at Golf Cart Storage floor included.

PORTE COCHERE

- One (1) bay automobile porte cochere space per plan.
- Floor to be of stained and sealed "salt" finish concrete.
- Ceiling of porte cochere to be of exposed framing and decked with 1 x 6 t & g pine. All framing members and 1 x 6 at porte cochere to be painted.

CABANA

- One (1) hip roofed Cabana structure at Back Yard, with typical open rafter roof framing with 1 x 6 tongue and groove pine decking, galvanized pipe posts with masonry surround and standing seam roof.
- Floor and turn-down at foundation sides to be of Oklahoma flagstone.
- One stainless steel cabinet with integral stainless wet bar sink included.
- Cabana restroom to be equipped with commode and wall hung sink.
- Ceiling of restroom to be open and equipped for ventilation.
- One (1) custom fabricated Spanish cedar door at restroom by Catterton Woodworks.
- One (1) LP gas stub for grill by others.
- No BBQ grill included.

CABINETS, TRIM & MILLWORK

- Cabinets throughout to be custom built with Blum concealed compact hinges and self closing drawer glides. Box construction of cabinets throughout to be of cabinet grade plywood. Doors and drawers may have routed grabs at owner's request at no additional cost if desired. All cabinets to have flat (reversed raised) panel doors with inset type doors at Kitchen, Wet Bar, Study and Master Bath and 1/2" face frame overlay at balance of house. Kitchen, Wet Bar, Study and

Master Bath cabinetry to be of reclaimed quarter sawn long leaf pine. Cabinetry throughout balance of house to be of paint grade materials. Upper cabinets will have $\frac{3}{4}$ " adjustable shelves via 5MM drill system with 1" hardwood nosing and a total of two (2) shelves for all 36" or 42" cabinets. All wood tops less than 8' in length to be of $\frac{3}{4}$ " plywood. Other wood tops over 8' to be of built up hardwoods. No specialty finishes or other decorative stenciling at cabinetry included. Supply and installation of file racks/hangers at file cabinet drawers as/if noted is not included.

- All trim & millwork throughout to be paint grade with exception of doors horizontal wall planks at Study.
- Doors: All interior doors to be 1 3/8" thick two (2) panel paint grade door units.
- Baseboard: All baseboards at main living areas (Gallery/Living Room/Dining Room/Kitchen) to be of 1 x 8 paint grade pine with beaded cap. All other baseboard throughout to be 1 x 6 paint grade pine.
- Casing: All door trim (legs and header) to be 1 x 4 paint grade pine.
- Crown: none.
- Chair: none.
- Wood Columns: none.
- Interior Steel Columns: Hot dipped galvanized steel pipe columns with saddles at Gallery/Living Room per plan.
- Window Returns: Integral with wood window jamb.
- Window Stool: None.
- Structural/Decorative Beams: Great Room to be equipped with truss beams per plan fabricated on site of reclaimed 2" (nominal) x 6/8 materials. Master ceiling to be equipped with beams fabricated of reclaimed 2" (nominal) x 6/8 materials.
- Cedar Lining: None.
- Shelving: 12" paintgrade MDF shelving at closets throughout with exception of Master Closet. 1 1/2" round wood dowels with wood pole sockets at hanging rods throughout. Scheme and layout of rods & shelves as per plan.
- Master Closet shelving, hanging rods and cabinetry by California Closets.
- Barwall: Decorative reclaimed long leaf pine panels with metal inserts.
- 1/2" paint grade shoe moulding at all ceramic/wood/concrete flooring.
- \$0 plantation shutter or other window covering allowance included.

TUB & SHOWER FINISHES

- Tile tub/showers and tub decks to be mudset on lath over "green board" sheetrock. Showers on foundation to have 5 1/2" deep recessed cavity to form pan of shower without the use of an inserted shower pan. Showers on second story framing to have flexible PVC shower pan at base and 3 1/2" built-up curb.
- Master Shower to include one shower seat and clear, frameless shower door with standard pull.
- Guest Bath shower to be equipped with clear, frameless glass door and standard pull.
- Bath #3 shower to be equipped with clear glass framed door.
- Bath #4 tub/shower enclosure to be by Owner. No shower curtain or door included.
- No water sealing of grout or natural stone/slate materials (non-ceramic) included.

COUNTERTOP FINISHES

- Kitchen countertops to be polished concrete with tile backsplash and undermount stainless steel sink.
- Kitchen Island bartop and Wet Bar top to be of 14 gauge stainless steel with specialty finish. One (1) integrally molded single basin stainless steel sink with finish typical to that of top included.
- Master vanity tops to be of polished concrete with tile backsplash and integrally molded sinks (2).
- Master tub deck to be of polished concrete with undermount acrylic bubble tub.
- Guest Bath vanity top to be of cut limestone with tile backsplash.
- Powder Room vanity top to be of cut limestone with tile backsplash and vessel sink.
- Bath #3 and #4 vanity tops to be of tile with tile backsplash
- Utility Room countertop to be of plastic laminate with laminate backsplash.
- Phone Desk, Study and Upstairs Gathering desk countertops to be of reclaimed long leaf pine.
- Gallery to Guest Room countertop to be of 14 gauge stainless steel with specialty finish.

INTERIOR PAINTING & WALLPAPER

- Wallpaper allowance of \$0.
- All walls and ceilings to have minimum of two coats of paint over primer. All interior latex drywall paint to be flat finish.
- All millwork and trim materials to receive primer coat and two finish coats of semi-gloss enamel.
- All paint materials to be Sherwin Williams or comparable.
- All stains to be Pratt & Lambert brand or comparable.
- No hand painting of can light trims and HVAC registers included.

OTHER INTERIOR FINISHES & ALLOWANCES

- ½” sheetrock at all walls, 5/8” sheetrock at all ceilings. All walls & ceilings throughout to have a mild hand trowel finish. All sheetrock to be secured with nails. All outside corners at walls throughout to be rounded with ¾” radius.
- Master Bathroom vanity mirrors to be framed. Guest Bathroom vanity mirror to be on hinged long leaf pine wooden shutter. Bath #3 and #4 mirrors to be fixed and frameless.
- Great Room fireplace to be a 42” full masonry fireplace with masonry hearth & surround, and reclaimed long leaf pine mantle. No glass doors or blowers included at fireplace. Fireplace to be equipped with LP gas log lighter but no log kit included.
- Hardware at all doors and cabinetry per selection.
- Appliances per selection. No washer/dryer included.

STAIRCASE

- Staircase to be framed with conventional #2 framing materials, and finished with reclaimed long leaf pine treads and risers. Wall rail to be of reclaimed long leaf pine in profile as selected.

FLOORING

- Carpeting as selected.
- Tile floors at Master Bath, Bath #3 and Bath #4 as selected. Second story floor tile to be installed over screwed down concrete underlay or mudset base.
- Wood inlays at Gallery & Great Room of reclaimed long leaf pine.
- Polished concrete flooring at Entry Gallery, Great Room, Library Gallery, Study, Guest/Office, Bath #2, Powder Room, Master Foyer, Dining Room, Kitchen, Breakfast and Mudroom. Floor to be stained with up to two (2) coats of KEMICO concrete stain over uncolored concrete, and sealed with KEMICO clear concrete floor wax. Slab to be slick finish concrete to normal slab specs. Builder to take measures to limit curing cracks, but such cracks are to be expected and cannot be disguised. Builder to take precautionary measures to protect slab from construction abuse, but cannot guaranty against chips and/or spills, rainwater & stains expected during construction process. Stained floor to take on “modeled” affect, often “crackled”, and blemishes due to the absorption capacity and nature of the product are to be expected. Color may change mildly over time. Climate, temperature and humidity will all have a significant impact on the final product and it’s consistency or inconsistencies. Chips and dings incurred during construction to be grouted. All sawcuts to be grouted. 6 x 6 10/10 wire mesh to be applied to slab at all polished concrete areas.

owner initials _____

OTHER ALLOWANCES & GENERAL NOTES

- Architectural review and supply of “address stone” by Cordillera Ranch POA included.

Existing home, finishes, specifications and selections are to be considered complete as found on site as of January 01, 2008. Original plans and specifications for construction have been altered per Builder selection throughout the course of construction and therefore may not necessarily reflect final alterations.

All leftover materials (ex: miscellaneous lumber, stone, trim materials, etc.) are the property of *Robert S. Thornton LP* unless otherwise agreed to by separate agreement between parties. On items such as tile an appropriate amount of extras will be left in case of future repairs.

Limestone is a natural product and will inevitably have various consistencies and inconsistencies in shade, color and texture accordingly due to mining, pit location and subsurface strata. Builder and mason shall not be obligated to removal of individual stones within a wall(s) due to slight and expected irregularities.

International Energy Conservation Code: Completed home is in compliance the governing International Energy Conservation Code (ICC) at the time of construction.

Builder to provide for Storm Water Protection Plan Permitting (SWPPP) and bi-monthly inspections, Kendall County development permit, TRCC (Texas Residential Construction Commission) new home registration permits and REScheck energy efficiency compliance review and paperwork.

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