



SPECIFICATION SHEET FOR ROBERT S. THORNTON, LP

MODEL HOME

109 Rio Cordillera
Lot 4, Block B Unit 101, Cordillera Ranch
Boerne, TX 78006

SITework/LANDSCAPE

6320 square feet of base only driveway allowed, with 3390 square feet of asphalted driveway allowed, 2390 square feet of red decomposed granite allowed complete to be used at garage approach, 200 linear feet of single course stone border along decomposed granite section, and 200 square feet of Oklahoma flagstone allowed for front leadwalk. Driveway culvert pipe as existing complete. (Builder used prints provided showing drive & sidewalk to derive such allowance). *Driveways, like landscaping soils and materials are subject to erosion, especially in the event of flashflooding. It shall be the responsibility of the homeowner to add soils/seed/other for long term stabilization of base materials along and beneath driveway to prevent erosion.*

One 60' long, 30" tall two sided free standing rock wall upon courtyard approach as per site plan. Masonry to be typical to that of house. Stone wall to be on concrete footing, but is not intended to be a retaining wall.

OPTION: One manual steel frame gate with vertical rough sawn cedar infill at courtyard entry.

Gates to be equipped with standard supply black gate hardware and wheels. Steel frame to be constructed of 3" x 1/4" black angle iron with no automatic gate opener. Add \$2400

One 30' long, 30" tall two sided free standing rock wall between driveway and front of house as per site plan. Stone wall to be on concrete footing, but is not intended to be a retaining wall.

One stone firepit on concrete slab at side yard behind kitchen. Firepit to be of typical masonry.

\$0 perimeter fencing allowance complete with braces, gates, other to Cordillera Ranch and Owner specifications.

\$0 cedar clearing/tree trimming allowance included for clean up of entry and building site and perimeter. No other monies allocated for the clearing of additional cedars on balance of properties, nor for collection of surface rocks, etc. Any such clearing or rock collection to become a function of landscape plan and allowance.

\$1000 allowance included for master Landscape Plan as designed by Owner selected landscape contractor.

\$27,000 allowance for all dirt work and debris removal, landscaping, sprinkler, hardscape and boulders or other complete. Site to be left for proper water drainage away from or around improvements. "To grade" to be defined as rough grade with no ponding of water within 30' of improvements, and drainage outward/around/away from same. Additional soils desired by Owner to be considered an extra at \$360 per load for materials and labor to install.

Site to be left free of construction debris and ready for further landscaping. Builder to provide dumpster on site from stage of late framing.

\$0 allowance for design and construction of swimming pool complete. Builder will coordinate with pool contractor as necessary for implementation as necessary.

EXTERIOR

Exterior to be stone, stucco and vertical batt siding as per plan. Stone to be random square and rectangular (non-coursed) limestone in _____ (standard local supply) color. Exposed mortar to be _____ color to match stone. No dropped masonry lugs allowed. 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(s). Siding to be James Hardiplank or comparable with vertical 2 1/2" Hardiplank batt every 12" on center.

Exterior paint colors to be as per owner selection, but limited to two colors with the exception of front door. Builder to provide one sample per color selected from paint chip or fan at no expense.

Additional samples to be applied at \$75 per color. All cedar soffits, rafters, posts, decorative brackets and shutters to be sealed with semi-transparent stains.

Two coats exterior latex paint at all siding, trim and exterior wood members.

Roof to be 24 gauge standing seam galvanized metal over 30 lb felt paper over 7/16" **Tech Shield** radiant barrier decking with aluminum spacer clips. All standing seam panels to be 21", with 1" seams. All masonry to be counter-flashed with 26 gauge material. Roof to have continuous ridge vent as per plan.

No gutters or downspouts included in contract.

2 x 8 "box cut" rough sawn white wood fascia with 1 x 2 rough sawn white wood drip edge with exception of front elevation portions and Back Porch with exposed rafter tails as per plan. Section(s) with exposed rafter tails to be decked with 1 x 6 tounge & groove cedar and to have round pop in soffit vents installed at wood bird blocks. Covered front porch ceiling to be flat and finished with 1 x 6 tounge & groove cedar. Section of front elevation and Back Porch ceiling/soffit to be of exposed 4 x 4/6 cedar rafters (or tails) with underneath side of 1 x 6 tounge & groove cedar decking above. Other soffit materials to be smooth hardiplank soffit with integral continuous vent and vinyl H mould at typical overhang areas, with exception of porches. All conventional soffits to be painted. All cedar soffits to be sealed clear.

Exterior wood shutters to be dummy type and constructed of 2 x 6 rough sawn cedar. Each shutter to be equipped with standard supply black hinge and iron shutter bracket as per plan. Bracket to be of single 1/2" round steel pipe and to be painted in select color.

Decorative wood soffit brackets are to be of S4S cedar in shapes and dimensions as per plan.

No uncovered patio(s) included unless noted on landscape plan.

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.

No other stairs nor steps off porch/patios not shown on plans included in contract.

Front porch to be capped with "Oklahoma" flagstone or comparable. Back porch floor to be constructed of placed landscape pavers as noted on landscape plan.

Site to be left free of construction debris and ready for further landscaping. Builder to provide dumpster on site from stage of late framing. Native seed to be hand or machine cast in disturbed areas of native preserve after completion.

All framing to conform to specs, industry standard and governing local building codes.

MECHANICAL

Heating & Cooling: zoned units at house, eight (8) tons total, divided out into three (3) separate zones.

Zone 1 (Master Suite, Study, Gallery, Living Room, Powder and Foyer) to have a three and one half (3.5) ton with 70,000 btu gas furnace; Zone 2 (balance of ground floor) to have a three (3.0) ton with 50,000 btu gas furnace; Zone 3 (upstairs) to have a one and one half (1.5) ton with 50,000 btu gas furnace. All equipment to be 14 SEER RUUD LPG gas furnaces with conventional air conditioning and R-6 insulated ductwork. Each unit to include one Honeywell Programmable thermostat, one Honeywell Media Air Cleaner, and one Honeywell Ultraviolet Light Air Treatment system. Layout to be determined by HVAC contractor. 10 year warranty one compressor, five years on parts and one year 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) 249-3211

CENTRAL VACCUUM

\$1800 allowance complete for installation and hook up of central vac system by HomeWerks.

ELECTRICAL

Four hundred (400) amp meter loop located on pedestal with 100' of underground secondary power service from existing ground mounted transformer to house included. Underground secondary service to be of approved aluminum in conduit. Expense of underground primary service, wire and transformer pedestal included in contract. Eventual Owner to be responsible for application for power, coop membership and cost of application fees (Pedernales Electric Coop 830.964.3346). Additional conduit for phone/cable to be supplied in same trench by contractor. Interim utility bills to be the responsibility of Builder. Underground service from well to power source to be included with well allowance.

All copper romex wiring at main dwelling.

GFI plugs as per code requirement.

AFI plugs as per code requirement.

All fans and fixtures to be installed as per owner selection and floorplan layout. Fixture allowance of \$6000 at Builder's cost to include all lights, fans, bulbs, trims, rheostats, smoke detectors, dimmers, door bell buttons & kits, low voltage lights, puck lights and step lights. All standard can lights and bathroom vent/heat/light kits to be supplied by electrician outside of fixture allowance. 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.

No intercom nor trim out included.

\$1500 allowance for prewire and/or trim out of home automation systems to include satellite, TV, phones, speakers, surround sound and volume controls, security prewire, gate specialties or other computer specialties included in contract. It is recommended that any prewiring and trim of satellite system be contracted with same company as a turnkey package.

Light switches to be ivory color Decora paddle type mechanism.

All electrical switches and outlets to be in ivory color.

<i>OPTION:</i>	add standard interior plug	add \$25
	add standard interior switch	add \$25

PLUMBING

Water well setup allowance of \$12,000 to include all permits, trenching, hook up, pumps and storage tank purchase and installation. Unless otherwise requested Builder shall install one (1) 3300 gallon above ground concrete storage tank. Pressure tank to be located in garage. Builder shall not warrant the quantity or quality of water as to the content of iron, sulfur, clarity, hardness, odor or other, but shall be responsible for the proper operation and functioning of mechanical parts and casing.

Septic system engineered and installed allowance of \$7,800 complete including permits. Any soils generated from septic that Owner desires to be hauled off shall be applied towards allowance, or soils to be used around site for creation of berm or grading purposes.

Plumbing fixtures to be as on file at Morrison Plumbing Supply dated January 2003.

Master Bath:

Slab granite vanity tops with sinks as selected.

Master shower floor, walls and ceiling to be of ceramic tile. Master shower to be equipped with frameless clear glass and chrome enclosure. Frameless door to have non self closing hardware and standard 8" pull. For tile material allowance see "Interior Finishes".

Master tub to be _____.

Bath 2 (Guest)

_____ vanity top with _____ sink

Shower walls, floor and ceiling to be of ceramic tile. Shower to be equipped with satn finish framed clear glass enclosure. For tile material allowance see "Interior Finishes".

Powder Room

Corner sink in standard supply white porcelain

Bath 3

Cultured marble top with integrated recessed oval bowl

Tub & shower walls above tub to be of ceramic tile. For tile material allowance see "Interior Finishes".

Bath 4

Pedestal sink as on file

Shower walls and floor to be of ceramic tile. Shower to be equipped with satn finish framed clear glass enclosure. For tile material allowance see "Interior Finishes".

Kitchen

Granite & stainless steel tops as per plan.

Stainless steel integrally welded undermount sink at island.

Utility Room

Laminate tops.

All exterior doors with exception of front door and hallway door to Garage to be clad exterior Weathershield or comparable with standard supply hardware in select finish.
Front door allowance of \$3200 complete for one custom fabricated long leaf door unit with tempered clear glass inserts and jamb. Special mortising charges if necessary to accommodate hardware selection to be applied to front door allowance.

GARAGE

Three 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.
R-11 garage wall insulation included. *One 6' x 8' portion of garage wall to receive clear plexi-glass for visual presentation of B.I.B.S. system.* No garage ceiling insulation included.
Three (3) 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 Hardiplank, 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 sealers nor paints at garage floor included.

CABINETRY & TRIM

Cabinets throughout to be custom built with 1/2" face frame overlay, concealed European hinges and Blum 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 cabinet doors to be raised panel overlay type with exception of those at Kitchen, Breakfast and Butler's Pantry which are to have inset doors. All cabinetry throughout to be knotty pine or comparable. No specialty finishes nor other decorative stenciling at cabinetry included. No arch top cabinet doors included. Raised panel ends at Kitchen, Butler's Pantry and Breakfast cabinetry only. All other end panels and all drawer fronts to be flat/slab type.

Any cabinet door glass as/if noted on plan to be clear type.

All trim & millwork throughout to be paint grade with exception of cabinetry.

Doors: All interior doors at ground floor to be four (4) panel stain grade stock pine door units.
Doors into Bedrooms #3 & #4 only (upstairs) to be four (4) panel smooth paint grade solid core MDF TruStyle type. All other interior doors (closets & baths) at second floor to be four (4) panel smooth hollow core type.

Interior Transoms: None.

Header Timbers: None.

French Doors: divided lite French doors in pine at Study as per plan.

Baseboard: All baseboards at main living areas (Foyer, Halls, Study, Gallery, Living, Kitchen, Breakfast, Dining) to be of paint grade 1 x 8. All baseboards throughout balance of ground floors and second floor to be paint grade 1 x 6.

Casing: All door casings & window skirts throughout to be paint grade 1 x 4 pine.

Crown: None with exception of small section at Butler's Hallway.

OPTIONS: add 4 1/4" paint grade crown add \$4.50 plf

Beadboard Wainscot: None.

1 x 6 Walls: 1 x 6 t & g pine at rear hallway coat and shoe cubby as per plan.

Chair: None.

Wood Columns: None.

Window Frames: All wood windows throughout to have 1 x 4 paint grade frame with window sill as selected.

Window Returns: Integral with wood window jamb.

Window Stool: As selected.

Shelving: 12" plywood or MDF shelving at closets throughout. 1 1/2" round wood dowels with wood pole sockets at hanging rods throughout. Scheme and layout of rods & shelves as per plan.

Decorative Beams: None.

Cedar Lining: Master closets to receive aromatic cedar lining at two small end walls as per plan.

OPTION: add cedar lining at other closet(s) add \$5.00 psf

1/2" paint grade shoe molding at all ceramic, polished concrete & wood flooring.

\$0 plantation shutter or other window covering allowance included.

OTHER INTERIOR FINISHES

½” sheetrock at all walls, 5/8” sheetrock at all ceilings. All walls and ceilings throughout to have a mild hand trowel finish. Walls at tubs/showers to receive water resistant “green board” sheetrock. All sheetrock to be secured with nails.

All outside corners throughout to be _____ (rounded or square).

Kitchen countertops to be of slab granite and stainless steel. Granite tops to be of standard select color with bullnose front edge and full tile backsplash. Stainless steel top to be of fourteen (14) gauge type 304 stainless steel with 180 grit, #3 (satin) finish. Stainless steel sink to be provided to fabricator and sink to be integrally welded and polished in place. Splice joints to be welded and polished on site. Full height backsplash at kitchen to be of tile with allowance of \$4.00 per square foot for material selection.

Serving countertop at Butler’s Hallway to be of slab granite in standard select color with tile backsplash and bullnose front edging. Tile to have allowance of \$4.00 per square foot for material selection.

Utility room countertops to be of Wilsonart laminate or comparable with 4” rolled backsplash.

Master vanities to be of slab granite in standard select color with bullnose front edging, 4” backsplash and grinding for undermount sinks.

Bath #2 vanity to be _____.

Bath #3 vanity to be of matte finish cultured marble with integral bowl in standard select color with thickened bullnose front edging, 4” tile backsplash. Tile to have allowance of \$4.00 per square foot for material selection.

Bathroom #4 vanity to be a pedestal sink as selected.

All mirrors as noted on plan to be ¼” fixed and glued in place. Master Exercise room to receive full height wall mirror as noted.

Living room fireplace to be a 42” full masonry see-through fireplace with masonry hearth & surround as per plan. Mantle at Living Room side to be of 4 x 12 long leaf pine or comparable on stone lookouts. No mantle at Breakfast area side. No glass doors nor blowers included at fireplace. Fireplace to be equipped with LP gas log lighter.

Tile tub/showers and tub decks to be mudset on lath over “green board” sheetrock. Tile for walls at tub/showers at baths to have allowance of \$3.00 per square foot on average including trim pieces. Addition of decorative borders or patterned tile to constitute and extra for labor. *Special Note:* significant overage charges may be incurred depending on cost of matching trim pieces, or lack thereof. Deviation from standard tub & shower tiles will inevitably add expense due to increased labor and lack of or expense of trim pieces.

Tile for padded out wall section behind Powder Room vanity to have allowance of \$10 per square foot for materials.

Hardware allowance to be as follows:

\$4000 complete, to include all interior/exterior door hardware, bathroom towel bars, rings & paper holders, cabinet pulls, address numbers, misc. other hardware items. Excessive quantity of hooks and specialty items exceeding defined allowance may result in an extra charge for installation. Custom mortise if necessary for front door hardware to be included in front door allowance.

Appliance allowance of \$11,500 to include tax, delivery and all miscellaneous parts and attachments necessary for proper installation of selected appliances and concealed ironing centers.

Wallpaper allowance of \$0. Builder to provide slick walls for wallpaper application on those walls marked appropriately in pencil by Owner prior to texturing. Due to the volatility of wallpaper materials and availability Builder will not be liable for wallpaper and installation of such, yet will refer appropriate subcontractors and suppliers as needed. Incompletion of wallpapering shall not be grounds for delay of closing.

INTERIOR PAINTING

All walls and ceilings to have minimum of two coats of paint over primer. All interior latex drywall paint to be flat finish. Builder to allow for one (1) interior color and finish at house, to include walls and ceilings.

All millwork and trim materials to receive primer coat and two finish coats of semi-gloss enamel. Builder to allow for one (1) color interior millwork paint throughout.

All paint materials to be Sherwin Williams brand or comparable. Builder to provide one sample per color as selected from Sherwin Williams paint fan at no expense. Additional samples to be applied at a cost of \$75 per color.

All stains to be Pratt & Lambert brand. Builder to provide one sample per stain as selected from Pratt & Lambert stain chart at no expense. Additional samples to be applied at a cost of \$75 per stain. Stain grade materials to receive one (1) coat of stain only. Additional coat(s) to achieve desired affect to be considered an extra.

No specialty glazing or faux finishes at walls or ceilings included. Ability and cost of any specialty glazing or painting technique(s) desired to be determined by quantity and technique.

OPTIONS: second color or finish paint at ceilings throughout (different from walls) add \$2045
second color walls/ceilings by room add \$.50 per square foot of coverage, plus \$75 per color (measure through doors/windows/cabinetry)
painted cabinetry of stained add \$10 plf

INTERIOR STAIRCASE

Staircase to be framed with conventional #2 framing materials, and finished with selected carpet with exception of first two treads and risers which are to be of typical hardwood flooring materials.

Handrail to be of 1 1/2" round custom fabricated steel pipe and painted in selected color.

FLOORING

All carpeting with allowance of \$24 per yard installed. Carpeting quantity to be based on one color, no sculptured finish and 12' materials.

Tile floors at Master Bath, Bath #2, Bath #3 and Bath #4 to have an allowance of \$3.25 per square foot for material selection and to be appropriate for thinsetting on slab. Random size tiles or application on diagonal to constitute an extra. Second story tile to be mudset or installed over concrete underlay board.

Wood floor at Living Room to have an allowance of \$6.00 per square foot for purchase of hardwoods only. Flooring to be installed over recessed foundation on plywood or screeds. Treads and risers from adjacent rooms down to Living Room to be of typical hardwoods.

Polished concrete flooring at all ground floor areas as per plan. Sawcut grid of 1/4" in width x 1/4" as/if noted on plan, and 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, rainwaters & stains expected during construction process. Stained floor to take on "modeled" affect, often "crackled", and blemishes due to the absorbtion 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. Sawcuts to be grouted complete. Sawcuts to be grouted in _____ color throughout. 6 x 6 10/10 wire mesh to be applied to slab at all polished concrete areas.

owner initials _____

DECORATOR

Decorator assistance of up to 12 hours if desired with Builder representative at Builder's expense. No credit issued for unused portions of time. Additional time to accumulate at preferred rate of \$85 per hour.

OTHER ALLOWANCES

\$200 Cordillera Ranch Architectural Review fee included.

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. Likewise, on items such as tile an appropriate amount of extras will be left in case of future repairs.

All allowance amounts are considered tax and special delivery fees/shipping included.

All allowance selections similar in nature must be made at same supplier showroom to insure good, accurate, and timely deliveries, and to facilitate appropriate credit towards allowance amount (ex: all light fixtures must come from one showroom, hardware, wall tiles, etc.) Home Depot, Builders Square or other “do it yourself” suppliers will not qualify as acceptable suppliers.

ROBERT S. THORNTON, L.P.
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