



Dorado Builders at East End on the Bayou, Section 3 Standard Specifications 6/15/19

QUALITY ASSURANCE

- Slab on grade post tension foundation
- Home
- Express Limited Home Warranty, including a 3rd Party Warranty – See special Addendum for coverage and details

GREEN BUILDING/ENERGY EFFICIENCY

- Fortifiber Weathersmart house wrap on exterior fiber cement siding, keeps water and moisture out
- Tyvek Stucco house wrap on exterior Stucco, keeps water and moisture out while allowing breathability and drainage
- One (1) High-efficiency 16.0 SEER air conditioning system
- Programmable thermostats with ability to sync to your mobile devices on WiFi
- Milgard thermally broken black windows offer strength of aluminum and newest standards of energy ratings
- R-19 batt insulation in walls and foam insulation for roofs allows extra storage and room in attics while providing higher energy efficiency
- Appliances offered and installed by builder are Energy Star Certified

EXTERIOR

- ¾ Inch true 3-Coat Stucco System built to all industry recommended standards
- 12" Fiber cement 'smooth' lap siding, 50-year limited transferable product warranty on the exterior walls in between adjacent townhome
- CertainTeed Landmark Lifetime Architectural shingle 30 Year transferable warranty
- Carlisle WHIP 100 ice & water shield over entire roof to ensure is an upgrade over industry standard synthetic underlayment. Provides superior protection from leaks and eliminates

penetrations from installation with self-adhering technology

- 3'0 x 8'-0" Front door with a mahogany wood finish
- Upgrade from a traditional garage door to a 16' wide x 8' tall Garage door with woodgrain finish
- Brushed nickel or Oil rubbed bronze hardware
- Total Waterproofing, LLC provides water proofing on all balcony decks which provide a 5 year warranty from leaks

INSULATION

- All Exterior walls of improved living area insulated with Batt insulation to a thickness of 5.5 Inches that yields an R-Value of 19
- Roofline insulated with Open Cell Foam insulation to a thickness of 6 inches that yields an R-Value of 22
- Cold floor spaces (Garage ceiling and porches) insulated with Open Cell Foam insulation to a thickness of 3.5 inches that yields to an R-value of 13

INTERIOR

- Cabinetry
 - J&K Cabinetry maple cabinets with plywood frames or comparable product
 - White Pearl H9 Cabinet Style or other style within Builder's line of cabinets. Buyer may select other finishes / styles provided by Builder within 14 days of construction start
- Job built wood shelving in walk in closets and all secondary closets
- Custom built in dresser included at master his/hers closets and all secondary closets where space allows
- Ceiling fans in all bedrooms
- Wood flooring on stairs, kitchen, dining, living room, master bedroom and hallways. Engineered hardwoods. Selection to be



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approved by homebuyer within 14 days of request by Builder. Otherwise, Builder shall make selection

- Advantech 1-1/8" thick tongue and groove CDX subfloor, glued and screw shank nailed
- Carpet in secondary bedroom on 3rd floor and Flex Room
- Ceramic tile, travertine, or marble in first floor living, bathroom floors, shower floors, and shower walls
- Large 8-3/8" baseboard
- Trim around windows, doors, and cased openings
- Wiring for Home Security, TV, internet, phone service. High speed / fiber optic service available from AT&T Uverse
- Home security system installed
- Wiring for speakers in Living Room and Patios
- Cat 5 and low voltage wiring throughout to make it "Smart Home Ready".
- Laundry tile to match tile in bathrooms and entry
- 2cm marble Carrera Blanco countertops with 4" matching rectangular backsplash at vanities and mitered edges. Selections provided by Builder.
- Up to 5 dimmers that can be controlled with mobile devices
- Craftsman staircase with stained wood treads and painted risers.
- Pfister Weller collection for faucets throughout the house. Brushed nickel or oil rubbed bronze.
- Undermount rectangular white vanity sinks
- Toilets – Vortens standard white or equivalent
- Paint by Sherwin Williams or equivalent from the builder's grade section. Client can choose up to three colors
- Interior Lights
 - LED recessed mount lights
 - Kitchen island chandelier selected by Builder
 - Kitchen under cabinet lighting and plugs selected by Builder
 - 2-light vanity at bathrooms (\$125/each)
 - 4 ceiling fans (\$125/each)
- Door hardware shall either be brushed nickel or oil rubbed bronze
 - Privacy (\$25.70/each)
 - Dummy (\$12.96/each)
 - Passage (\$24.37/each)
 - Entry (\$78.38/each)
 - Deadbolt (32.12/each)
- Bath accessories
 - Toilet paper holder (\$21.56/each)
 - Towel Bar (\$27.82/each)
 - Hand towel ring (\$16.33/each)
- Cabinet hardware
 - Pulls (\$2.09/each)
 - Knobs (\$1.39/each)
 - *pulls at kitchen/bar drawers, knobs everywhere else.
- Mirrors
 - Beveled edge 36"x36" (if space allows) mirrors (\$138.04/each)

KITCHEN

- kitchen faucet – Pfister first Series Pulldown in stainless steel
- 30" undermount farm house sink
- Samsung Slide-In Gas Range NX58M9420SS with Wi-fi Connect
- Zephyr Tamburo Series ZTA-E30AS290 under cabinet hood insert 36" Wide
- Samsung 25 cu. ft. Capacity French Door Refrigerator: RF263BEAESR with External Water and Ice Dispenser with Samsung Twin Cooling technology
- Samsung Dishwasher DW80M2020US
- Samsung Countertop Microwave MS19M8000A with stainless steel built-in trim kit
- Frigidaire 42 Bottle Wine Cooler with stainless steel finish



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BATHS

- Glass shower door at master and first floor shower
- Tub/shower combo at 3rd floor bath.
- Undermount rectangular white vanity sinks

HOME WARRANTY

- Please refer to Express Limited Home Warranty addendum for details.

Buyer must make timely selections on every item requested by Builder. Unless otherwise approved, Buyer shall make selections within 14 days of request by Builder. Otherwise, Builder shall have the right to make best efforts to make the appropriate selections.

Change Orders will be required for all overages in expenditures from the Budgeted Costs or for any alterations, additions or changes to the original Construction Documents not listed in the above Schedule. Such Change Orders will be in writing and signed by Buyer and Builder according to the Change Order Procedure set forth in the Contract, which may include emails as outlined in the Contract.