

BUILDING SPECIFICATIONS for plans dated August 20, 2020

Address: Lot 38/A 127 Aberdeen, Argyle, TX Homeowner: Greater Fort Worth Builders Association

Builder: KM Properties, Inc. DBA Maykus Custom Homes
P.O. Box 92747, Southlake, TX 76092, 817-329-3111, Fax 817-421-7393

1. Lot Preparation & Excavation

Clear - Fill - Grade: Allowance: \$ -0- Included

Bearing Soil - Type: Allowance: \$ -0- Soil Test Provided by Developer

2. Foundation As Engineered

Concrete Mix: 5 Sack

Reinforcing: Post-Tensioned

Water Proofing: None

Termite Protection: Pre-Treatment of Slab

Piers: Not Required

3. Utility Services-These Specifications Assume All Utilities are to the Lot.

Water: Argyle Water Supply [X] Sewage Disposal: City: [X]

Gas Service: Atmos [X]

Electric Service Installed by: Oncor Electric

Electric Service Provider, During Construction: TXU Energy [X]

4. Plumbing Schedule-Delta Brand Fixtures are pre-selected by Builder

Hot Water Heater: 2 On Demand (Tank-less) Systems, with Circulating Systems

<u>Room</u>	<u>Sink**</u>	<u>Commode</u>	<u>Tub</u>	<u>Shower</u>	<u>Fixtures Finish</u>
Kitchen	30", stainless single bowl	N/A	N/A	N/A	Stainless-Essa
Master Bath	Under-Mount: White	White	Slipper Tub: Allow: \$1,700	Ceramic	Stainless Ashlyn Single hole
Guest Bath down	Under-Mount: White	White	N/A	Ceramic	Stainless Ashlyn Single hole
Powder Bath	Under-Mount: White	White	N/A	N/A	Stainless Ashlyn Single hole
Bath #3 & #4 (Up)	Under-Mount: White	White	Ceramic		Stainless Ashlyn Single hole

The standard bath fixtures are **Delta**. The contract includes four (4) hose bibs and one gas stub out on the patio

All countertops will be quartz stone. Countertop colors will be selected from a specific list of options that are available at the time of selection.

All Sinks are pre-selected. The Kitchen has a 30", stainless steel, single bowl sink. The lavatories are scheduled for a rectangular option. Pictures of the selections may be found on our Builder Trend website.

Please note that shower tile is installed to 8 feet.

5. Decorating Services

We schedule to provide each customer up to 8 hours of direct, one-on-one services. The majority of this will be used at the first meeting where a number of the decisions are made. The following is a general guideline for the meetings but can be adjusted as needed.

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The initial meeting with our decorating staff is to finalize the choices of:

- 1) Finish for plumbing fixtures
- 2) Countertops-all locations
- 3) Tile-all locations
- 4) Paint-Exterior

A second appointment may be scheduled for:

- 1) Lighting-all locations
- 2) Paint-interior
- 3) Carpet
- 4) Hardware finishes for doorknobs

6. Framing Schedule

The home will be framed and built according to the Advanced Framing Standards Technology as noted on the plans

7. Exterior Walls & Columns: Materials (Type & Grade)

Brick: \$400/thousand (materials, tax & delivery)

Walls: Hardie Siding Lintels: 1 x 4 Wood Sills: Wood

Column: Wood Posts are Pre-Selected and Approved by the ACC

Exterior Paint colors are required to be approved by ACC

8. Exterior Doors Per Plans

<u>Location</u>	<u>Material</u>	<u>Size</u>	<u>Notes</u>
Main Entry	Pre-Selected	3'0" x 8'0"	Allowance: \$2,500.00
Family/Dining to Covered Terrace	4-Panel sliding door system	1 - 16' x 8'0"	Allowance: \$4,200.00
Planning Center to Covered Terrace	Metal	2'8"x 8'0"	
Utility to Garage	Metal	2'8"x 8'0"	
Single Garage to Porch	Metal	2'8"x 8'0"	
Garage Doors (single & double)	Carriage Style Metal	Per Plans	<u>See attached picture (1)</u>

Garage Door-Type: Overhead Door, Carriage Style Metal

Garage Door Opener-Make & Model: Installed on Door

9. Roofing-Pre-Selected and Approved by the ACC

Roofing Material: Composition

Type: 240 Lb., Medium Weight, GAF, dimensional shingle in Charcoal

10. Gutters & Downspouts

Gutters - Material: 5" Seamless Aluminum Gutter and Downspouts.

Ground Termination and Splash-blocks are included. Color: TBD

11. Windows-All windows are pre-selected as White Interior & Bronze Exterior

Types & Material: Vinyl Clad Series: Amsco Studio Series

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- 12. Low-Voltage Wiring**-The basic package for the Lakes of Argyle homes is included in the contract.
- 13. Stairs – Disappearing (Pull-Down) Stairs - Per Plan**
 Stairs: Handrails: Stained Oak Newel Post: Stained Oak
 Balusters: See Attached Picture (2) Starter Step: Stained Oak
 Skirt Board & 1st Riser: Painted Wood Treads & Risers: Stained Oak
- 14. Walls and Flooring – All textured walls are a light orange peel finish with square corners**

<u>Room</u>	<u>Floor</u>	<u>Walls</u>	<u>Misc. Notes</u>
Entry, Dining, Family, Kitchen, Pantry & Study	Hardwood	Orange Peel	
Hall to Master	Hardwood	Orange Peel	
Master Bedroom & Master Study	Hardwood	Orange Peel	
Secondary Bedrooms & All Closets	Carpet	Orange Peel	
All Bathrooms	Tile	Orange Peel	
Utility	Tile	Orange Peel	
Garage	Concrete	Orange Peel	

Tile: All tiles are budgeted to be either Glazed Ceramic or Glazed Porcelain. **Tile options are pre-selected with special, negotiated pricing from the vendor. Selections that exceed the following suggested pricing will result in a change order.**

	Material Allowance	Labor Allowance
Floors-Down	\$4.00 per square foot	\$4.50 per square foot
Floors-Up	\$4.00 per square foot	\$7.00 per square foot
Shower Floors	\$8.00 per square foot	\$6.00 per square foot
Shower or Tub Walls	\$4.00 per square foot	\$5.25 per square foot
Kitchen Backsplash	\$9.00 per square foot	\$7.00 per square foot

Several decorative options, not included in the contract, may be offered and change orders will be prepared and paid prior to ordering special materials.

The Hardwood flooring is pre-selected for the designated areas as 2 1/4", red oak with or without a light hand-scrape.

The pre-selected Carpet options will provide the most value for the price. If a different carpet is preferred, an allowance of \$25.00 per square yard, installed, would apply.

- 15. Fireplaces A fireplace is not reflected on the plans but could be added prior to framing.**
~~#1 Family Room Facing: Tile Surround~~ ~~Hearth: None~~
~~Mantel: No Mantle, Tile to ceiling in front, not on the returns~~
~~Type: 42" Direct-Vent~~

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16. Closets-Shelving and shoe racks are determined on site by the trim carpenter. **** Wooden Rods are the Standard. If Metal Rods are preferred, they should be provided by the customer and we will install.**

17. Interior Trim Information-Please note that a trim walk-through will not be scheduled as part of this contract.

- Trim base will be made with 1x4, finger joint wood.
- All trim will be painted.
- There is no plan for crown molding anywhere in the home.

Doors-Type: Downstairs – 8'0", hollow core, paint-grade doors, Lincoln Park
Upstairs – 6'8" hollow core, paint-grade doors, Lincoln Park

18. Heating & Cooling - **** As Engineered ****

Rating: **16 SEER** Rated Heat Pump System Brand: Goodman
Ducts-Material: Fiberglass Shape: Round or Square

19. Painting Included in Contract

Interior:

Kitchen and Bathroom Cabinets – Paint- 1 Color

Walls and Ceilings - 1 Color

Woodwork Throughout - White Base Color or same Color as Walls

All Closets - Same Color as Woodwork (Latex Enamel is used in the Closets)

Garage – Same as Walls & Ceilings

Exterior: Color must be Approved by the Architectural Control Committee

1 Coat of Exterior Paint Exterior of Windows are Pre-Painted

20. Insulation

<u>Location</u>	<u>Thickness</u>	<u>Material, Type, Install</u>
Roof	6" (R-24)	Open Cell Polyurethane Foam
Ceiling		
Walls	3½ " (R-13)	Open Cell Polyurethane Foam
Floor	None	

Polyseal all plugs, plates & window openings

21. Glass: Slab Mirrors & Shower Doors will be installed as follows:

<u>Location</u>	<u>Description</u>
All Bath Vanities	Custom Sized Slab Mirror for each vanity.
Master Bath	Frameless Glass Wall for shower with door
Guest Bath, down	Frameless Glass Wall for shower with door

22. Cabinets & Built-In Furniture are reflected on the Architect's plan. A standard cabinet door is reflected in the **attached picture (3).**

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23. Hardware: There is an allowance of \$2,500.00 for all doorknobs, bathroom hardware and cabinet hardware.

24. Appliances: Contract includes the following Bosch kitchen appliance package. Changes or Additions to the appliances listed be low must be determined and approved prior to framing in order to update any cabinetry needs.

Brand	Description	Item Number
Bosch	36" Chimney wall hood	HCB56651UC
Bosch	36" Gas cooktop w/5 burners	NGM5656UC
Bosch	30" Double Oven w/upper convection	HBL8651UC
Bosch	Fully Integrated Dishwasher	SHX863WD5N
GE Pro	Sensor Microwave	PEB7227ANDD
GE Pro	Microwave Trim Kit	JX7227SLSS
Bosch	36" Counter Depth SxS Refrigerator w/Dispenser	B20CS30SNS

25. Electric Wiring

**Builder is Responsible for Rough Wiring, Rough and Trim of Recessed Cans, Trim of Switches and installation of fixtures PER PLAN. Electric Outlets will be installed per plans.

The electric specifications also include Decora type rocker switches, 1 double flood per garage door and 1 double flood across the back. As a standard, we will pre-wire for the doorbell and under the counter lighting in the kitchen. Recessed can trims and bulbs, fans, fluorescent fixtures, floodlights and bulbs are pre-selected by the builder.

This contract includes a light fixture allowance of \$4,000. Please note that we have negotiated pricing on specific fixtures with Fort Worth Lighting which may provide a better value for your home.

26. Front Porch & Patios

Description: Concrete Finish: Broom

27. Walks & Driveways

Front Walk - Material: Concrete, 4x4 brushed concrete squares
Drive - Material: Concrete, Broom Width: Concrete @ 12-foot width

28. Landscaping will be included in the contract. Each home has a prescribed landscape plan which will include a programmable sprinkler system, sod, bed preparation and ACC approved trees and shrubs. Allowance of \$ 19,000.00
The allowance is to meet the basic requirements for the City inspections & release.

29. Miscellaneous

1) ACC approved Fencing per site plan \$ Included

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30. Change Orders

The total cost of your home is stated in the final contract. The home pricing in Lakes of Argyle is achieved by purchase commitments and negotiated pricing with vendors.

Any changes from pre-selected options will receive pro-rated or no credit and will be charged a change order fee commensurate with the total anticipated costs of the change and timing of the change. Any changes must be approved and paid for prior to ordering the materials or scheduling work related to the change.

31. Financing

Financing for this home will be provided by Greater Fort Worth Builder Association or Assigns.

32. Materials Outside of the Normal Builder Supply Chain-Not Encouraged

Any items purchased outside of the normal supply chain, either via the internet or a local vendor, will automatically be treated as a change order with the additional contractor management fee.

Items purchased from suppliers outside of the Lakes of Argyle committed purchase agreements or our normal builder supply chain will not have the Maykus Homes customary warranty as to materials or workmanship and will have only the warranty provided by the supplier.

Additionally, the builder will not accept delivery or store any items purchased outside of the normal supply chain. The builder specifically will not be responsible for missing parts, damage during delivery or any additional labor to install the item. Any additional work required to assemble or install the item will be charged at the subcontractor's normal hourly rate plus normal change order fees.

We encourage you to inspect any items prior to delivering to the jobsite as items can be damaged during shipping.

33. Office Hours

Business hours are generally 8:00 – 5:00, Monday through Friday. It is our intent to plan all meetings to commence and end during these hours.

Please note: We use a communication software program called Builder Trend and it allows for messages and information to be communicated after hours and on weekends via e-mail.

In the case of a fire or flood at the jobsite, call 911 and then call the builder for your home.

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