

TOWNHOMES AT KATY CROSSING

Design Specifications Single Family Attached Homes

EXTERIOR

- Private entrances
- 20 year composition roof
- Masonry and Hardi Board textured fiber-cement Siding
- Continuous aluminum gutter system at front entry only
- Landscaping package includes sodded front yard, hydro mulched back & sides, one – 2” caliper tree with shrubbery package
- 6 foot privacy fence with one 3 foot gate
- Weather resistant insulated steel garage doors
- Two outside water faucets
- Two weather proof electric outlets
- Covered Porches and Patios per plan
- Fire tape & drywall garage walls/ceilings – No Texture

KITCHEN

- Stainless steel kitchen sink with Moen handle faucet with vegetable sprayer
- Oak picture frame concealed hinge cabinets
- Water line plumbed for ice-maker
- Fluorescent ceiling lighting
- Magic Chef 30” electric range oven
- Magic Chef range hood with light and 2 speed fan
- Magic Chef dishwasher
- Waste king 1/4 horsepower disposal with stainless steel impellers
- Post-formed formica counter tops

ENERGY FEATURES

- Insulation
 - R 13 exterior walls
 - R 22 and/or R 30 in ceilings
 - R 22 in vaulted areas
- 4’ X 8’ ½ Black Fiber Brace Sheathing
- Raised panel insulated metal front door and flat panel insulated garage door
- Low E Twin glazed windows; white aluminum frames with unique tilt sash for easy cleaning and half screens
- Poly-cel caulking around all exterior bottom plates, plumbing and electrical outlets, and exterior doors / windows
- High-efficiency 14 SEER Carrier A/C system
- 55 Gallon electric hot water heater

LIVING AREA

- Pre-wired security with window and exterior door contacts (Monitoring available after closing)
- Textured walls and ceilings
- Vaulted Gambrel and high ceilings per plan
- Interior laundry room with electric hook-up
- Pre-wired for telephone and television cable, 2 each
- Ceiling fan with light kit in Living Room
- Block/Wire Only for ceiling fan in Master Bedroom
- Sheet vinyl in entry, kitchen, baths and utility
- Carpet with 3/8” 6 LB pad
- Smoke detectors per code
- Polished brass door hardware
- Six panel Colonist interiors doors
- Bath Vents in all baths and utility if baths have no windows
- Painted sills and aprons on all windows

BATHS

- Post formed Formica countertops
- 19” white oval porcelain on steel sinks
- Ceramic tile surrounds all tubs and showers
- Vanity lights and mirrors in all baths
- Oak picture frame concealed hinge cabinets
- Accent chrome light and plumbing fixtures

CONSTRUCTION FEATURES

- TRCC Builder warranty program
- Stud placement on 16” centers on exterior and load bearing walls
- Engineered roof trusses
- Broom Finish Concrete Driveways with mesh reinforcement
- Engineered post-tension foundations with a pre-pour & pour inspection
- Engineered floor trusses on 2 story plans
- Garage finish with Sheetrock and tape

AVAILABLE OPTIONS

Please see sales consultant for a list of available designer options and upgrades