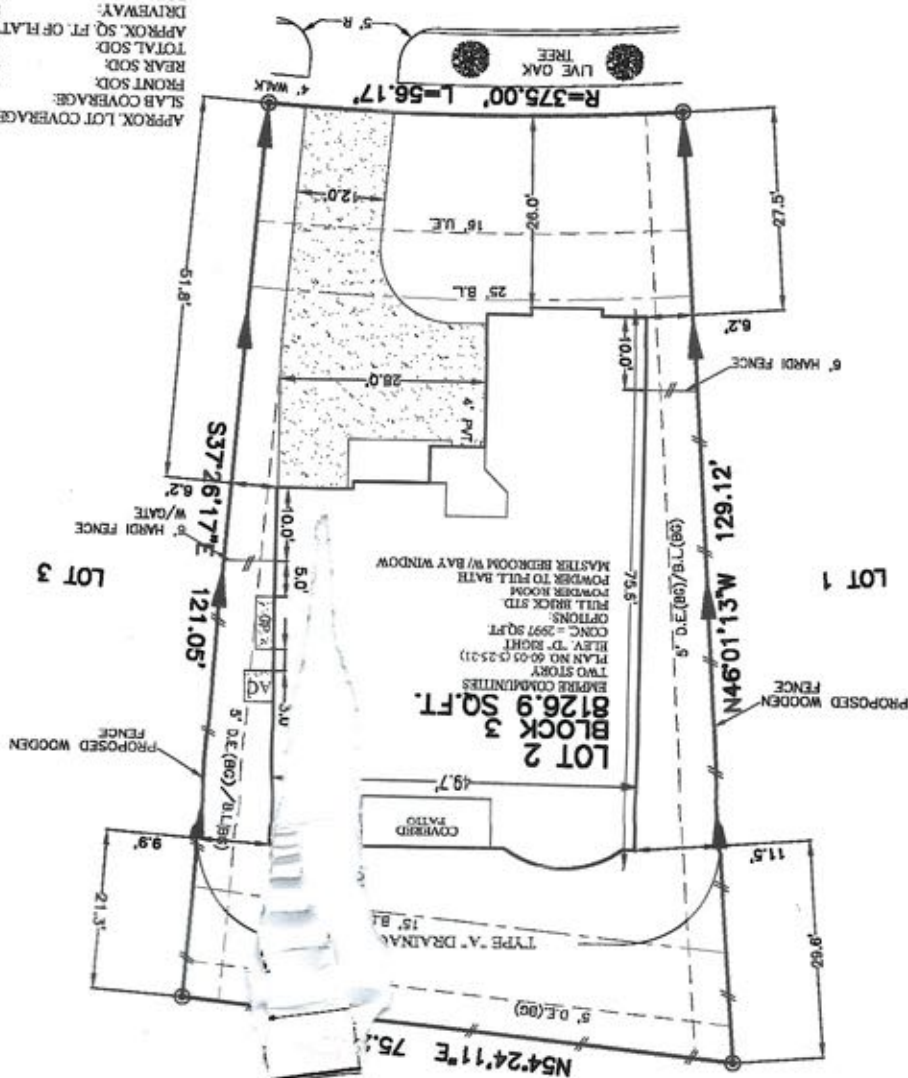
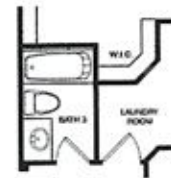


APPROX. LOT COVERAGE	
95.88	%
208	SQ. YD.
294	SQ. YD.
502	SQ. YD.
TOTAL SQ.	
FRONT SOI.	
REAR SOI.	
TOTAL SOI.	
APPROX. SQ. FT. OF PLANTWORK	
382	SQ. FT.
DRIVEWAY:	
IN-TURN:	
149	SQ. FT.
3	SQ. FT.
PRIVATEY WALK	
18	SQ. FT.
175	SQ. FT.
SIDEWALK:	
16	SQ. FT.
AC PAD	
1243	SQ. FT.
TOTAL PLANTWORK	
FENCE:	
NEAR:	
75.3	LN. FT.
RIGHT:	
91.1	LN. FT.
58.7	LN. FT.
FRONT RIGHT:	
70	LN. FT.
70	LN. FT.
TOTAL FENCE:	
239.1	LN. FT.



AUDUBON MAGNOLIA
DEVELOPMENT, LLC
CF NO. 2016095007 MCOFRRP

[illegible]



EMPIRE COMMUNITIES OF TEXAS

STANDARD SPECIFICATIONS

Community: Audobon

Buyer #1: Torin Malcom

DESIGNER SERIES

Buyer #2: Lisa Marrow

06/14/2021

Property Address: 40019 Parkside Oaks Way

Plan name: Morgan / A

FOUNDATION

Engineered post tension slab on grade
3000 PSI concrete
Polyethylene vapor barrier

FLATWORK

DRIVEWAY AND SIDEWALK
FRONT PORCH
REAR PORCH

3000 PSI concrete
Picture frame at joints with broom finish
Brick front porch
Smooth concrete finish

FRAMING

WALLS
FLOOR JOIST
CEILING JOIST AND BEAMS
SUBFLOOR
ROOF DECKING
SHEATHING

Engineered frame design
Min 2" x 4" stud grade space 16" O.C.
Engineered wood I-joist, spacing per plan
Yellow pine typical, sizing and spacing per plan
3/4" T & G Oriented Strand Board (OSB) glued and nailed
7/16" OSB radiant barrier
Min 1/8" Thermoply on exterior walls

EXTERIOR VENEER

BRICK
MORTAR
SIDING
SOFFIT
FASCIA & TRIM

Brick on first floor front, sides and rear. Siding on partial areas of entry and second floor areas per plan
King size clay or concrete
Gray color with standard weather joint
Fiber cement board
Fiber cement soffit
Fiber cement board

ROOFING

Lifetime Limited warranty, architectural shingles
Certainced Landmark in Moire Black
Venting with soffit vents, ridge vents, and/or airhawks

WINDOWS

Vinyl with Low E-66 glass, double pane, clear glass, tilt out sash

EXTERIOR DOORS

FRONT DOOR
OTHER EXTERIOR DOORS
GARAGE ACCESS DOOR

3'0 "x 8'0 " Wood
2'8 "x 6'8 " metal full lite
2'8 "x 6'8 " solid core hardboard two panel

INSULATION

EXTERIOR WALLS
SLOPED CEILINGS
FLAT CEILINGS BELOW ATTIC

R-13 Fiberglass batts, excluding garage walls
R-22 Fiberglass batts
R-30 Blown insulation

GARAGE DOOR

Contemporary style metal door with metal accents – Windsor 730
No windows
Garage door opener

FIREPLACE

36" Heatilator Firebox with direct vent
Tile surround
Painted wood mantle

GUTTERS	Front elevation horizontal areas Pre-painted rolled aluminum
INTERIOR WALLS	1/2" Gypsum wallboard 5/8" Gypsum wallboard at garage common walls, under stairs and at garage ceiling Splatter texture on interior walls and ceilings Rounded outside corners excluding windows
PAINT	
EXTERIOR	PPG Acrylic Latex paint on siding and trim – one color from approved selections
INTERIOR	PPG Latex paint on walls and ceiling - single color from approved selections PPG Latex semi-gloss on doors and trim - single color from approved selections Handrail stained with approved selection
INTERIOR DOORS and TRIM	
DOORS	All trim paint grade unless noted otherwise
CASING	6'8" Height, smooth 2 panel, hollow core
BASEBOARD	2-1/2" CA2 finger-jointed white pine
SHELVING	B695 6 1/2" White Pine FJ
CLOSETS	1" X 12" OR 1" X 18" MDF Bull nose
	1" X 12" MDF bull nose with stained wood rods
WINDOW STOOL	1 Rod and 1 Shelf in secondary closets
CROWN MOULDING	White pine finger jointed
	4 -1/4" CM48 MDF in dining, study, and one story foyer
STAIRS	
	Half wall or stair parts per plan
	Stain grade handrail in select areas per plan
	Iron balusters, painted skirt and half wall caps
	Stained 3 1/4" Box newel
	Carpet on steps
CABINETS	
KITCHEN	Level 3 pre - finished paint or stain grade with flat panel doors 42" Tall wall cabinets Bump out cabinet above range and refrigerator
MASTER BATH	Level 1 pre - finished stain grade with flat panel doors
SECONDARY BATHS	Level 1 pre - finished stain grade with flat panel doors
POWDER	Pedestal sink, integrated
COUNTERTOPS	
KITCHEN	Level 1 granite, 3 cm with square edge
SINK	Stainless Steel Undermount Mirado 209
BACKSPLASH	Level 1 ceramic tile laid square
MASTER BATH	Level 1 Granite
SINK	Undermount Mirado A2113
HALF WALL	Level 1 Granite
SECONDARY BATHS	Cultured marble with integrated rectangular bowl
HEATING AND AIR CONDITIONING SYSTEM	
	System design, sizing and specifications by HVAC contractor
	Overall system designed as 16 SEER Lennox unit
	80% AFUE gas furnace
	R6 Foiled wrapped ducts
	Honeywell digital programmable thermostat
ELECTRICAL	
	All interior wiring shall be copper and designed to meet National Electric Code.
	Decora type switches and light fixtures located per plan
	Bedrooms blocked and wired for ceiling fans
	Load center located in garage
LOW VOLTAGE	
ALARM	Two Cat 6 (phone) and RG 6 (cable) located per homeowner
	18" Structured wiring cabinet
	Keypad at garage access door
	Contacts at all accessible windows
	Contacts at all exterior doors
	Prewire for second keypad
	Prewire for motion detector in Family Room

LIGHTING

Decorative Lighting Package - Leyden Brushed Nickel
 Recessed cans in low foyer, kitchen, breakfast and stairwell
 Three hanging pendants at island - P500316-009
 Four foot fluorescent in garage - P7186-30EB
 Recess can at front porch
 Hanging fixture at high foyer - P400228-009 and dining room - P400202-009
 Wall mounted fixture above all vanities - Master bath - P300157-009 and secondary baths - P300156-009
 Surface mount fixtures in hallways - P3924-09, secondary bedrooms - P3925-09, master closet/pantry/utility room - P8222-28-30K, and walk in closets - P810012-028-30
 Two coach lights at garage - P6075-31

PLUMBING

Two exterior hose bibs
 Drop in tub in master
 Gas water heater professionally sized for the home
 Elongated commodes throughout
 Zurn Pex water supply lines
 Pedestal sink in Powder room
 Fiberglass shower pan in Master bath
 Chrome Delta Woodhurst bath fixtures throughout - Master bath Roman tub - T2732, Master bath shower - T14232, secondary bath tub/shower faucet - T14432, and all bath vanity faucets - 2532LF-MPU
 Chrome Delta Foundations kitchen faucet with OB spray - B4310LF

SHOWER/TUB SURROUNDS

MASTER BATH

12" X 12" ceramic tile, 8' high at shower and 18" high at tub
 80" Tall clear glass shower enclosure with chrome finish
 Level 1 Ceramic tile laid straight

SECONDARY BATH

Fiberglass shower pan
 8' high, 12" X 12" ceramic tile at shower /tub combo laid straight
 white porcelain steel tub

HARDWARE

FRONT DOOR
 REAR DOOR
 GARAGE ACCESS DOOR
 MASTER BEDROOM AND BATHROOMS
 SECONDARY BEDROOMS AND MISC DOORS
 TOWEL BARS AND RINGS, PAPER HOLDERS

All locks brushed nickel finish
 Kwikset Handleset
 Kwikset Polo entry keyed lock with keyed deadbolt
 Kwikset Polo entry keyed lock
 Kwikset Polo privacy lock
 Kwikset Polo passage lock
 Liberty Maxted - Chrome finish

MIRRORS

42" Tall in all baths

FLOOR COVERINGS

CERAMIC TILE
 CARPET
 CARPET PAD
 FOYER
 KITCHEN
 BREAKFAST ROOM
 UTILITY ROOM
 DINING ROOM
 LIVING ROOM
 STUDY
 GREAT ROOM
 GAMEROOM
 MASTER BEDROOM
 SECONDARY BEDROOMS
 MASTER BATH
 SECONDARY BATHS
 CLOSETS
 STAIRS

Level 1 - 12" X 12"
 24 oz. 100% Polyester Textured Saxony
 3/8" PAD
 Ceramic tile
 Ceramic tile
 Ceramic tile
 Ceramic tile
 Carpet
 Carpet
 Carpet
 Carpet
 Carpet
 Carpet
 Carpet
 Carpet
 Ceramic tile
 Ceramic tile
 Carpet
 Carpet

APPLIANCES

RANGE
MICROWAVE
DISHWASHER

GE Stainless Steel
GE 30" Gas Freestanding Range - JGB660SPSS
GE OTR Microwave - JVM6175SKSS
GE Dishwasher - GDF530PSMSS

LANDSCAPE

SOD
TREES
LANDSCAPE
IRRIGATION

Front and rear yard - Bermuda grass
3 trees in front yard placed at Builder's discretion
Package of shrubs and flowers in mulched areas of yard
Included, Front and rear yard

FENCE

6' Cedar fence with 1 gate on the garage side of home.
Location of fence returns on side of home will be determined by the builder

Standard Specifications will take precedence when a conflict arises between Specifications and building plans.

Furnishings, upgrade selections, landscaping and decorating accessories displayed in the model home are not included in the home; unless stated in the Community Specifications.

Standard Specifications are subject to change. Builder reserves the right to substitute products of equal value. Purchaser shall be made aware of any changes.

Any home features or selections that deviate from the Standard specification, whether at no cost or an upgrade, must be documented on the Options and Upgrades Agreement. All changes to the Specifications must be made in accordance with the Contract terms and time restrictions.

2/21/2022

Acknowledged and Executed the _____ day of _____, 202_____

Buyer #1

DocuSigned by:

X Torin Malcom
71AA73E3B72M9C

Buyer #2 (or if applicable Joinder of Spouse)

DocuSigned by:

X Donna
66FF5C8E3D7E2E7F

EMPIRE COMMUNITIES OF TEXAS

DocuSigned by:

By: Jay Brown
C1000D1F4E7D640

Name: 2/21/2022

UPGRADE PACKAGE

ADLEY

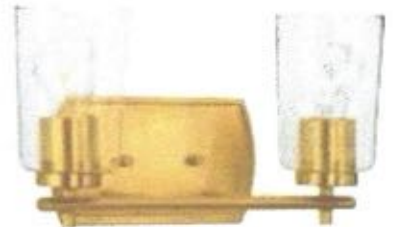
P300154-012 Satin Brass
4-1/2" W., 7-3/4" ht.
Extends 6". H/CTR 3-7/8".
One A-19 lamp,
60w max.



P300154-012

ADLEY

P300155-012 Satin Brass
13-7/8" W., 7-5/8" ht.
Extends 6". H/CTR 5-3/8".
Two A-19 lamps,
each 60w max.



P300155-012

ADLEY

P300156-012 Satin Brass
23" W., 7-5/8" ht.
Extends 6". H/CTR 5-3/8".
Three A-19 lamps,
each 60w max.



P300156-012

ADLEY

P300157-012 Satin Brass
32" W., 7-5/8" ht.
Extends 6". H/CTR 5-3/8".
Four A-19 lamps,
each 60w max.



P300157-012

UPGRADE PACKAGE

EQUINOX

P3889-12 Satin Brass

27-3/4" dia., 30" ht.,
Overall ht. w/chain 153", wire 15'.
Six B-1 lamps,
each 60w max.

ION

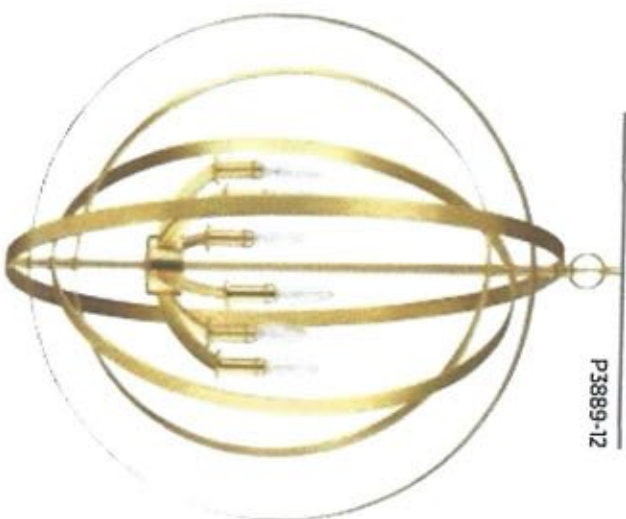
P400041-109 Brushed Bronze

24-5/32" dia., 25-1/2" ht.,
Overall ht. w/stem 79-1/2", wire 15'.
Sixteen B-1 lamps,
each 25w max.

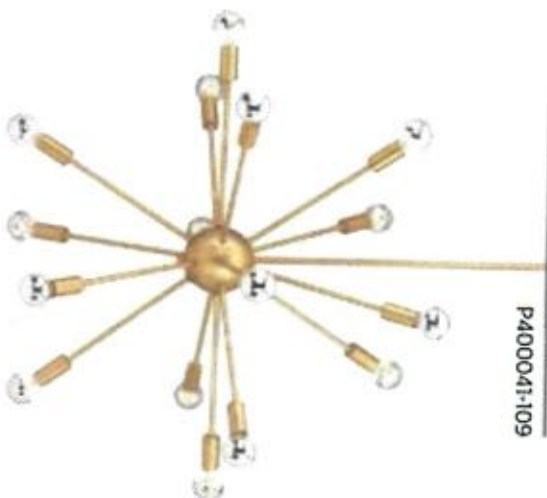
GLOBE LED

P500148-109-30 Brushed Bronze

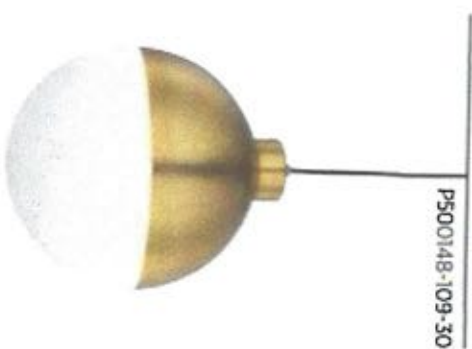
11-5/8" dia., 13-1/2" ht.,
Overall ht. w/cord 136-1/2", wire 10'.
One LED lamp,
17w max.



P3889-12



P400041-109



P500148-109-30



EMPIRE



YOUR STAIR & RAILING CO.



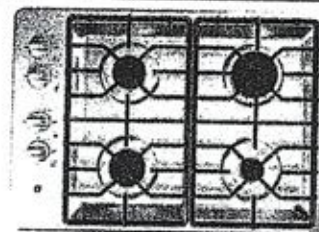
BASE



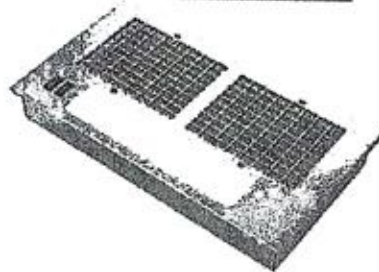
Dakota
Venetian Bronze

EMPIRE

Kitchen Selection 30" C/T PACKAGE-STAINLESS



**GE 30" Built In
Gas Cooktop**
JGP3530SLSS
4 Burners
Precise Simmer Burner
MAX burner system



**Broan 20" Custom
Hood**
PM250
250 CFM
2 Speeds
Dual 40 Watt Lighting



**GE 24" Built In
Microwave Oven**
PEB7227ANDD
2.2 cu. ft. Capacity
Built In Sensor
Trim Kit-JX7230SLSS



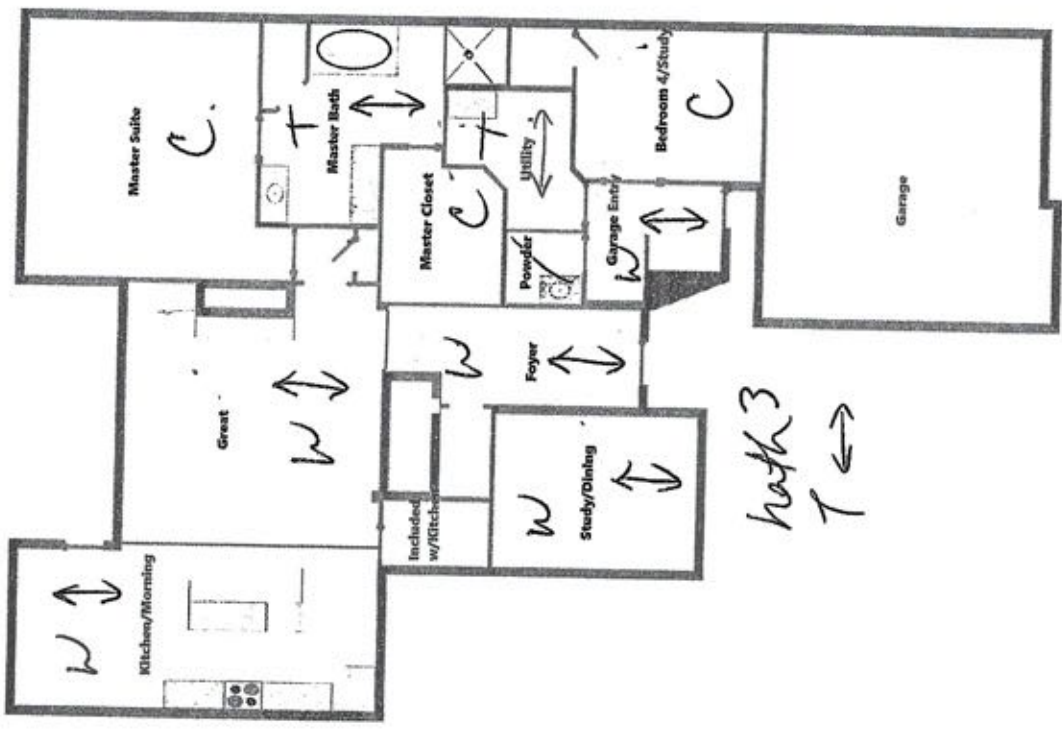
**GE 24" Front Control
Dishwasher**
GDE530PSMSS
Sanitize Cycle
1 Hr. Wash Cycle
Nylon Racks



**GE 30" Built In Single
Wall Oven**
JT3000SNSS
5.0 cu. ft. Capacity
Eight Pass Broil Element
Electronic Touch Controls

Flooring Redline Report
EMPIRE COMMUNITIES

Plan: 60-05
Revision: 11/12/19 (09/27/17)



powder 2-T

bath 3
T

W = vinyl plank

DocuSigned by:
Terin Malcom
71AA73E3872A49C

DocuSigned by:
[Signature]
F64C9E3D17E247F

Accepted By: _____ Date: _____