



Blackrock Builders, LP
4438 State Hwy 6 South #102
College Station, TX 77845
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Hidden Hills - FEATURES SHEET

General

Built to local City Code
Painted 6 panel 3'x6'-8" insulated fiberglass front door
2'-8" x 6'-8" insulated fiberglass back door w/ 1/2 glass integral blinds
16'x7' steel garage door. Painted
50 gallon natural gas water heater
16 SEER Lennox HVAC sized per plan. Gas furnace
R13 batt wall insulation in exterior walls
R48 loose fill blown attic insulation
Vinyl Low-E windows. Khaki color.
Radiant barrier roof decking
200 AMP service. 2/0 wire for home.
Wall studs and ceiling joists and rafters at 24" o.c.
Site specific soils sample
Engineer designed post tension foundation
Builder 1-2-6 Warranty

Exterior

James Hardi cornice product
Stained cedar accents per plan
Stained pine 4x8 beadboard porch ceilings
Exterior walls with vapor barrier house wrap
Brick or stone masonry wainscot on front per plan
James Hardi lap siding on sides and back of home
3 tab shingles. Weatherwood color.
St Augustine sod in front and sides
3 hose bibs
One flood light in front and back
16' wide concrete driveway. Broom finish.
LED disc light on porch ceilings
Black coach lights at garage exterior wall
6' privacy fence installed ten feet from back corner of home
One 4' fence gate on garage side of house
Builder landscape package 1000. One live oak tree in front.

Interior

Builder stock carpet: bedrooms, bed closets, flex room (per plan)
Luxury Vinyl Plank: foyer, living room, kitchen, utility, baths
Fiberglass tub/shower combo in hall bath
Master shower w/ tile walls, and fiberglass shower pan
Clear glass sliding shower door with nickel frame
White elongated standard height toilets
Factory finished cabinets with 30" upper cabinets in kitchen
Flat bar kitchen island (per plan)
Under cabinet lighting in kitchen
Matching granite or quartz counters throughout
Tile or brick backsplash in kitchen
Under mount stainless single open basin kitchen sink
White rectangle under mount sinks in bathrooms
Brushed Nickel Delta Ashlyn plumbing fixtures
Nickel color electrical fixtures and cabinet and door hardware
1/2" thick sheetrock with squared corners. Greenrock in wet areas
Monterrey drag texture on walls and ceilings

Fingerjoint paint grade trim: c211 style base and case
Wood trimmed window stools throughout
Square raised panel hollow core interior doors w/ paint hinges
All doors 6'8" height
MDF painted closet shelving. Stained wood clothes rods.
Interior doors/trim painted w/ enamel finish paint. One color
Interior walls and ceiling painted w/ flat finish paint. One color
Garage sheetrocked, taped, floated, not painted
LED lighting throughout
Nickel color ceiling fan w/ light kit in living room and master
Flush mount light fixture in secondary bedrooms
4 LED wafer lights in kitchen and 1 LED wafer light in dining
Programmable WiFi thermostat
White 2" PVC blind on front operable window only
Stainless steel appliances:
30" gas range JGBS60REKSS
Above Range Microwave JNM3163RJSS
Dishwasher GDF510PSRSS