



New Residence Project Selections
"Contract Documents"

Homeowner: n/a

Address: 15104 Barrie, Lakeway, TX 78734

Architect: Design Originals

Plan: 3/3/2014

Revision Date: 5/8/2015

Foundation Design: M-LAW

Truss Design: MG Building

Custom Home Description:

3188 sq ft living

361 sq ft covered outdoor

706 sq ft garage

4255 sq ft total covered

Buyer Signature

Date

Alkire Construction LLC

Date

*****FLOORING MATERIALS, PLUMBING AND LIGHT FIXTURES, COUNTERTOPS, AND OTHER FINISH OUT PRODUCTS THAT HAVE AN (*) MARKED NEXT TO IT REPRESENTS THAT THESE SELECTIONS ARE NOT PERMAMENT. THEY ARE SHOWN ON THIS SELECTION SHEET FOR APPRAISAL PURPOSES ONLY AND REPRESENT COMPARABLE PRODUCTS TO WHAT WILL BE SELECTED, IF THE HOMEOWNERS CHOOSE TO CHANGE PRODUCTS. THE PRODUCTS WILL NOT BE OF LESSER VALUE, BUT POSSIBLY OF GREATER VALUE WHEN CHOSEN. A CHANGE ORDER WILL BE MADE REGARDING ANY CHANGES.*****

- **Foundation:** CRI
 - Post Tension Cable Foundation

- **Lumber Details:**
 - Mix of 2x4 and 2x6 exterior walls
 - OSB Sheathing wraps house completely
 - Wrapped in Tyvec
 - Subfloor designed with 16” open web trusses

- **Roofing:**
 - Type 1: GAF Timberline HD Lifetime Shingles
 - Color 1: Weathered Wood
 - Specs 1:

- **Windows:**
 - Type: PlyGem Thermal Break Windows and Doors
 - Color: Dark Bronze
 - Specs: Single Hung, Sliders, and Fixed styles.
 - List of windows:
 - Extras:

- **Insulation:**
 - Open Cell Spray Foam insulation. Radiant Barrier roof decking.

- **HVAC:**
 - Trane 14 SEER

- **Water Heaters:**
 - (1) Rinnai RL94 Tankless Water Heater for Propane

- **Cabinets:**

- Type/Material: Custom Maple Cabinets
- Glaze:
 - Stain in Kitchen and Mud room with Sherwin Williams “Brazilnut” color stain
 - Painted Cabinets elsewhere in the home
- Options/ upgrades:
 - Detailing on crown molding, toe kick, and knife edge
 - End paneling



- 'Harvard' door and drawer style
- See attached layout at the end of the contract documents

- **Plumbing**

- Kitchen
 - *Main Sink Faucet
 - Make: Danze
 - Model: Parma Single Handle Pre-Rinse Pull Down



- Finish: Chrome
- *Sink: <http://www.kraususa.com/khf200-33-33-inch-farmhouse-apron-single-bowl-16-gauge-stainless-steel-kitchen-sink.html>



○ Master Bath



- Bath:
 - Wyndham Collection WCBTK151167
- *Vanity Faucets x 2
 - Make: Delta
 - Model: <http://www.deltafaucet.com/bath/details/559lf-mpu.html>
 - Finish: Chrome
- Shower Trim
- *Make: Delta
 - Rain Shower from ceiling and separate handheld.
 - Model:
<http://www.deltafaucet.com/bath/details/t17059.html>
 - Finish: Chrome
- *Tub Faucet
 - Make: Whittington
http://www.signaturehardware.com/modern-whittington-wall-mount-tub-faucet-with-handspray-lever-handles.html?utm_source=receipt&utm_medium=email&utm_content=SHW200135680&utm_term=Web+Order



- Model:
- Finish: Chrome
- *Sink: Kohler Vertical
- *Toilet: Pro Flo
- Mudset Tile: Fiberglass mudset
- Bath #2
 - *Vanity Faucet x 2
 - Make: Delta
 - Model: <http://www.deltafaucet.com/bath/details/559lf-mpu.html>
 - Finish: Polished Chrome
 - *Sink: Kohler 2210 x 2
 - *Bathtub: ProFlo 30x60
 - *Toilet: ProFlo
 - *Shower Trim
 - Make: Delta
 - Model: <http://www.deltafaucet.com/bath/details/t17459.html>
 - Finish: Polished Chrome
- Bath #3
 - Vanity Faucet x 2
 - Make: Delta
 - Model: <http://www.deltafaucet.com/bath/details/559lf-mpu.html>
 - Finish: Polished Chrome
 - *Sink: Kohler 2210 x 2
 - *Bathtub: ProFlo 30x60
 - *Toilet: ProFlo
 - *Shower Trim
 - Make: Delta
 - Model: <http://www.deltafaucet.com/bath/details/t17459.html>
 - Finish: Polished Chrome
- Hose Bibs: 3

- Gas Stub-outs: Plumbed for future propane use to:
 - Fireplace
 - Water Heater
 - BBQ
 - Cooktop Range

- **Painting**
 - Interior
 - Wall: (room specific?) _____
 - Ceiling: _____
 - Trim: _____
 - Exterior
 - Body: Light Olive Green/ Grey
 - Fascia: Dark Brown

- **Flooring**
 - Carpet
 - Color: TBD
 - Rooms: Secondary Bedrooms and Gameroom on second floor.
Master Bedroom and Master Closet
 - \$2.79/square foot max (material)
 - Stained Concrete
 - Great room, kitchen, foyer, dining, laundry, bath #2, and hallways
 - Tile
 - Master Bathroom \$4 square foot tile max
 - Upstairs Bathroom \$4 square foot tile max

- **Stairs**
 - Open Balusters

- **Porch Ceiling**
 - Material: smooth pine tongue and groove
 - Color/ Stain: Dark TBD**

- ***Lighting**
 - Fans
 - Interior: <http://www.minkagroup.net/products/f568-bsdw-0>
 - Exterior: <http://www.kichler.com/products/product/52-inch-sterling-manor-patio-fan-wcp-339520wcp.aspx>
 - Vanity Lights:

- <http://www.seagullighting.com/29488/Two-Light-Wall-/-Bath-49280LE-633.html>
 - Kitchen Pendants:
 - http://www.quoizel.com/emery_450.aspx
 - Exterior Coach Lights
 - http://www.quoizel.com/lodge_785.aspx
 - Front Porch Coach Lights
 - http://www.quoizel.com/lodge_785.aspx
 - Foyer Hanging Pendant
 - http://www.quoizel.com/new-harbor_1050.aspx
 - Dining Room Hanging Fixture
 - http://www.quoizel.com/new-harbor_4967.aspx
 - All Fluorescent lights in closets, garage, utility
 - <http://www.lithonia.com/commercial/sb.html#.VNOQpS6LV85>
- ***Countertops**
 - Kitchen: Bianco Supreme 1st Choice 3cm (2)
 - Kitchen Island: Bianco Supreme 1st Choice 3cm (2)
 - Maple hardwood counter for table height island extension.
Color TBD
 - Master Bath: Bianco Carrera Marble 3cm
 - Bath 2: Bianco Supreme 1st Choice 3cm (2)
 - Bath 3: Bianco Carrera Marble 3cm
 - Utility Room: Bianco Carrera Marble 3cm
- ***Backsplash**
 - Kitchen: Spring Green Subway Tile 3x6 mixed with Soapstone decos throughout including a mosaic at cook-top (\$12/ft allowance)
 - Powder: TBD** \$8/ft allowance
 - Utility: TBD** \$8/ft allowance
- **Moldings**
 - Baseboards: 1x6 Paint Grade Pine
 - Door Casing: 1x4 with 1x6 Header Paint Grade Pine
- **Doors**
 - Interior: <http://www.jeld-wen.com/catalog/interior-doors/molded/wood-composite/all-panel#group=All&model=model1404>



- Exterior: PlyGem Thermal Break Aluminum 4 Panel Sliding Door at Dining Room.
- Front Door: glass craft fiberglass 4 panel door



- **Stone Selection**
 - White Limestone – Random size 3-9" dry-stacked.
- **Exterior Trim**
 - Spruce – 2x8 Fascia with 1x2 Drip Edge.
 - Hardi soffit smooth at eaves.
 - Pine stain grade tongue and groove under front porch and overhangs
- ***Appliances**
 - Dishwasher: <http://www.frigidaire.com/Kitchen-Appliances/Dishwashers/Dishwasher/FPID2495QF/>



- Cook Top Range Oven

- <http://www.smegusa.com/product/c36ggxu/>



- Vent Hood: *42" - [http://www.cavalierhoods.com/products/Cavaliere-AP238%252dPS81-Under-Cabinet-Range-Hood.html#!prettyPhoto\[pp_gal\]/5/](http://www.cavalierhoods.com/products/Cavaliere-AP238%252dPS81-Under-Cabinet-Range-Hood.html#!prettyPhoto[pp_gal]/5/)



- Microwave: <http://www.frigidaire.com/Kitchen-Appliances/Microwaves/Built-In-Microwave/FPMO209KF/>



- ***Hardware**

- Doorknob Hardware: <http://www.kwikset.com/products/details/door-levers/720vdl-11p.aspx>
 - Make: Kwikset
 - Model: Vedani
 - Finish: Oil Rubbed Bronze
- Front Door Handle-set
 - Make: Kwikset
 - Model: Vedani
 - Finish: Oil Rubbed Bronze

- Bath Hardware:
 - Master Bath
 - Towel Bar: Danze Parma
 - Towel Ring: Danze Parma
 - Paper Holder: Danze Parma
 - Toilet Tank Lever: _____
 - Bath 2
 - Towel Bar: Danze Parma
 - Towel Ring: Danze Parma
 - Paper Holder: Danze Parma
 - Toilet Tank Lever: _____
 - Bath 3
 - Towel Bar: Danze Parma
 - Towel Ring: Danze Parma
 - Paper Holder: Danze Parma
 - Toilet Tank Lever: _____
- Cabinet Hardware
 - <http://www.libertyhardware.com/decorative-cabinet-pulls/liberty-6-516-steel-bar-pull-p01013-pc-c.htm>
- **Mirrors**
 - Master Bath: Standard with Chrome Trim
 - Bath 2: TBD
 - Bath 3: Jack and Jill TBD
 - Powder: TBD
- **Shower Enclosure**
 - Frame: Frameless Enclosure glass door with 8" handles in chrome
 - Glass: 3/8" Tempered
- **Master Shower**
 - *Shower Surround and Bench
 - Tile Make: Stonepeak- Parkland, Cloudsky
 - Tile Shade:
 - Tile Make #2: Carrera Marble 3x6 Beveled covering approximately 24 sq ft.
 - Grout Color: **TBD
- ***Bath 2 surround**
 - Material: Tile
 - Selection: Decorative 3x6 Subway Tile
 - Color: Marble Green

- Accent: Decorative 3x6 Beveled Carrera Marble
- Grout: White

- ***Bath 3 surround**
 - Material: Tile
 - Selection: StonePeak – Fashion- Beige Linen USG1224044
 - Color: Beige Linen
 - Accent: Decorative Mosaic Pieces –USG12M1705
 - Grout: White

- **EXTRAS added to contract price**
 - Glass panel extending from wall to half way across bathtub in both secondary bathrooms in lieu of shower curtain
 - Add \$780
 - Retro two hanging pendant fixture locations above bedside table areas in master bathroom. Will use fan light kit switch for these lights. If no damage is done:
 - Add \$250
 - The Jellisons will provide me the fixtures to install, or direct me what to purchase