

FEATURE	COMMENTS & BENEFITS
BETTER BUILDING DESIGN	Good site orientation; N/S for prevailing breezes, E/W windows minimized. Existing shade trees optimized or added in landscaping.
COOL SHELL	Better design, light colors, eaves, porches.
LOW MAINTENANCE SHELL Masonry on front of house HardiPlank 20 Year Composite Shingles	Beautiful and virtually no maintenance. White stone. Ext. paint on HardiPlank "cement board" siding lasts years longer.
SLAB	Engineered
WINDOWS Aluminum thermal pane Low-E	Double pane, better insulation and durable.
HVAC High Efficiency 10 SEER	
ELECTRICAL	Copper Wire Pre-Wired for Alarm System Phone Outlets in Kitchen and Master Bedroom Cable Outlet in Living Room and Master Bedroom
PLUMBING	Moen Fixtures, Baftelby Line Stainless Steel Kitchen Sink 50 Gallon Water Heater Aerobic Septic Water Softener Rough in
APPLIANCES	Slide in Range with Vent Hood above Dishwasher Disposal
VENTILATION Air Hawk roof vents Humidity reducing exhaust fans	Keeps attic cooler thus lowers energy costs substantially. Property designed utility, bath and kitchen exhaust fans lower humidity. All vent to outside, not into attic. Ceiling Fans in Living Room and Master Bedroom
INSULATION R-26 Ceiling R-13 Walls	Where attic space or construction allows. 2x4 wall construction
PAINT Oil-based Latex	Kelly Moore Doors and trim. Walls.
FLOORS Entry, Living, Kitchen,Dining,Bath Bedrooms	Stained and sealed concrete. Excellent thermal performance. Easy care. Other floors carpet, tile, true linoleum, bamboo, jute, seagrass, cork, or wool.
FINISHES	Kitchen Counter Tops Formica and Tile Back Splash Rounded wall corner Master Bedroom walk-in closet Master Bathroom tub/shower combo; Cultured Marble counter tops; Mirrors above vanities Interior Doors Hollow Core; Casings and Baseboards
GARAGE	2 car attached Steel garage door with garage door opener
PER CODE	City of Austin standards
FINANCING	Builder pays interest on interim construction loan