



RANCH SERIES ~ INCLUDED FEATURES

HOME EXTERIOR & PLAN FEATURES

The Build on Your Lot Ranch Series features Farmhouse, Spanish, Traditional & Modern Farmhouse elevations. Natural colors and materials, combined with contemporary features and open floorplans with volume ceilings create a timeless, warm and inviting living space.

- All plans include spacious covered patios, 8-foot-tall entry door with Kwikset handle set featuring SmartKey technology. Energy Efficient Low-E3 double paned vinyl windows. Many pre-drawn options are available including additional bedrooms, baths, fireplace, propane gas, gas cooktop, and extended outdoor living areas.
- 2 to 3 Car garage, fully sheetrocked, textured, trimmed and painted. Heavy-gauge Wayne Dalton insulated garage door(s) with Liftmaster WiFi garage door opener(s) with MyQ.
- Extensive landscape package included with drought tolerant Bermuda grass. Zoned sprinkler system with RainBird programmable sprinkler controller and rain sensor for all sodded areas and planted beds.
- Utility service allowance includes up to a 75 foot water and electric service run and up to a 2,300 square foot flatwork allowance.
- Aesthetically pleasing CertainTeed Landmark 30 Year dimensional roof shingles.
- Sherwin Williams exterior paint

INTERIOR DETAILS & DESIGN

Texas Homes home plans were designed with careful consideration for how a home will be lived in. When developing a plan, we consider many aspects of how a home will accommodate furniture, the usability of the kitchen, mechanical and plumbing systems and more. However, the house is still a blank canvas that needs your choices of colors and materials to make it a home. We offer popular pre-drawn options for you to choose from and the ability to make a price request for a custom change. You can customize your home during two personal consultations at our Design Center. Also, a personalized meeting with our home networking, audio, and automation consultant.

- High ceilings with decorative ceiling treatments, per plan.
- Custom Monterrey drag drywall finish on walls and ceilings with choice of selected **Sherwin Williams®** decorator paints. 5 1/8" height baseboards throughout the home painted with **Sherwin Williams®** semi-gloss extra white paint.
- Raised panel **Masonite®** interior doors with decorator hardware options available (per plan).
- Ceramic tile flooring at entry, kitchen, breakfast area, laundry, and all baths.
- Long-life decorator **Shaw®** carpet in a wide choice of colors with 10 yr quality assurance and 1/2" carpet pad.
- Choice of light fixture packages with satin nickel finish. 60" three-speed reversible ceiling fan in family room and master bedroom. All bedrooms, game room and study are blocked for future fans with light kit. Decora-style light switches throughout the home.
- **Energy Efficient** flush mount LED lighting and LED bulbs, per plan.
- Hard wired smoke and carbon monoxide detectors per plan. Hard wired smoke detectors in all bedrooms.

GOURMET KITCHEN

A gourmet kitchen starts with design and layout of the kitchen. Appliances that are built into the cabinetry, ample storage, and countertops that are durable enough to sustain daily meal prep.

- Granite countertops with a choice of level 1 colors, multiple levels of upgrades
- 42" upper cabinets, Maple with choice of stain color or painted beechwood. Available upgrades include cabinet hardware, soft close drawers and doors, and double stack upper cabinets.
- Stainless-Steel **Whirlpool®** electric cooktop
- Stainless-Steel microwave, vented to the outside
- **KitchenAid®** Deluxe appliance upgrade package available.
- **Energy Efficient** Stainless-Steel **Whirlpool®** Energy Star multi-cycle dishwasher
- Undermount Stainless-Steel double compartment sink with **Moen®** faucet
- **Insinkerator®** brand garbage disposal
- Two stage water filtration system with matching dispenser and connection to refrigerator for icemaker



PRIMARY BATH

Texas Homes luxurious primary bathrooms start with 35" dual vanities, 60" x 42" glass enclosed shower and private water closet with elongated commode.

- Ceramic tile flooring
- **Moen®** Eva Chrome faucets and matching **Moen®** bath hardware
- Built-in medicine cabinet
- Large primary closet with wood shelving and rods
- Satin nickel light fixtures with LED lighting, with many other colors and upgrade options available.
- **Sherwin Williams®** semi-gloss wall paint

SECONDARY BATHS & LAUNDRY

Texas Homes secondary bathrooms feature a tub shower combination with a porcelain on steel tub with Ceramic tile surrounds.

- Ceramic tile flooring
- **Moen®** Eva Chrome faucets and matching **Moen®** bath hardware
- 31" high vanity with granite countertops, and choice of rectangular or round undermount sink.
- Built-in medicine cabinet
- Satin nickel light fixtures with LED lighting
- Wood shelf and rod in laundry room
- **Sherwin Williams®** semi-gloss wall paint



CONSTRUCTION & WARRANTY

Texas Homes plans are designed and engineered for each specific home site. Each home features and engineered post tension foundation with 3000 PSI concrete with pre-pour and post pour engineering inspections.

- **StrucSure Home Warranty** - 10 Year Fully transferrable structural home warranty.
- Home is conventionally framed with kiln dried studs, 16" on center, and double top plates on all exterior and interior walls.
- **ZIP System®** sheathing and tape - one-of-a-kind structural wall system with a built-in **Energy Efficient** barrier that keeps moisture out - forming a tight barrier against unwanted air leakage, for a durable building envelope that helps promote energy efficiency and increase interior comfort
- 3/4" subfloor with engineered floor joists
- The Texas Homes building process includes 11 independent inspections of your home during construction. This includes multiple inspections by engineers of the foundation and frame to ensure construction was completed according to the engineered plans. In addition, there are video sewer line inspections prior to slab pour and before move-in to make sure the lines were not damaged during construction.

SECURITY & SMART HOME SYSTEMS

Texas Homes is pleased to offer Home Automation & Security on all our homes. We realize that our customers need more than just a home in the right location, their homes must also compliment their lifestyle. That means providing a home that will perform in today's digital world.

- The **Quolsys IQ Panel** integrates a smart home controller and alarm system into a single device with a large HD touchscreen, mega pixel camera with wide angle lens and multiple wireless radios to accommodate **WiFi®**, Bluetooth, **Z-Wave®**, LTE technologies. The IQ Panel will allow you to control your home with the smart home application including your alarm, thermostats, garage door, lighting, and other available smart home options.
- Alarm system features wireless backup, glass break sensor, hardwired exterior doors.
- **Skybell®** Slimline **WiFi®** video doorbell
- **Z-Wave®** programmable thermostats to wirelessly control your home comfort.
- Two **Z-Wave®** light switches at your choice of location.
- **Liftmaster® WiFi®** garage opener with **MyQ®**
- Network cannister with power outlet for network equipment, fiber prep and prewire for WiFi mesh network infrastructure.



ENERGY SAVINGS & HEALTHY LIVING

Texas Homes is constantly working to provide our homeowners energy efficient homes with a healthy living environment for the best value.

- **Energy Efficient Carrier**® 15-SEER Heat Pump air conditioning system with **Puron**® environmentally friendly refrigerant with 10 Year parts limited warranty.
- **Aprilaire**® Fresh Air intake system to replenish fresh air in your home and remove stale air.
- **Energy Efficient** Low-E3 Double paned vinyl windows with divided light frames on front of home.
- **Energy Efficient** 50-gallon rapid recovering electric water heater. Gas options available.
- Texas Homes selects building materials, such as carpet and paint, that are classified as Low VOC. Volatile organic compounds, or VOCs, are gases that are emitted into the air that can be harmful to people and the environment.
- **Energy Efficient** Radiant Barrier roof decking is included on all Texas Homes. Radiant Barrier works by blocking radiant heat in the roof panel from emitting into the home's attic, reducing attic temperatures by up to 30 degrees Fahrenheit.
- Energy conserving R-13 batt insulation at exterior walls, R-22 insulation on sloped ceilings, R-38 blown insulation in ceiling and R-19 insulation in garage ceilings below living areas. Optional blown-in-blanket insulation is available for exterior walls as well as sound reducing insulation for bathrooms and bedroom walls.
- Energy conserving poly sealant around base plates, doors, windows, wall penetrations and air ducts to prevent air infiltration.
- Home is pre-plumbed for a water softener.

ADDED VALUE

Communication. During the construction of your home you will have four (4) scheduled site meetings with your Construction Manager. In addition, as your home nears completion there will be weekly phone calls with your Sales Manager and Construction Manager.

Massey Services Inc.® Pest Prevention Plus system is applied during the construction process, to prevent pest infestations in your home without the indiscriminate use of pesticides associated with in-wall systems.

Convenient 24-hour online customer service request via **Service.Texas-Homes.com**.

DESIGN & CUSTOMIZATION

Customize your home during two (2) personal consultations at our Award-Winning Design Center, as well as a personalized meeting with our home networking, audio, video and home automation consultant.

Included features are per community specifications and are subject to change without notice or prior obligation. Some specifications may not apply to all homes. See a Sales Counselor for more information. REV. 01.21.26





BUILD ON YOUR LOT



ESTATE SERIES ~ INCLUDED FEATURES

HOME EXTERIOR & PLAN FEATURES

The Build on Your Lot Estate Series features old world and traditional architectural designs. High pitched roof lines with dormers and elevations featuring heavy timber, stone, brick, and stucco that are brought together to create a classic home design. Plans feature thoughtfully designed indoor and outdoor living areas.

- Available elevations: Spanish Villa, French Country, Mountain Lodge, Hill Country Farmhouse, and Modern
- All plans include spacious covered patios, 8-foot-tall knotty alder entry door with Kwikset handle set featuring SmartKey technology. Energy Efficient Low-E3 double paned vinyl windows. Many pre-drawn options are available including additional bedrooms, baths, and extended outdoor living areas.
- 3 to 5 Car garages, fully sheetrocked, textured, trimmed and painted. Heavy-gauge Wayne Dalton insulated garage door(s) with Liftmaster WiFi garage door opener(s) with MyQ.
- Woodburning fireplace with cast stone surround, hearth, and gas log lighter.
- Estate home plans feature study, butler's pantry and mud room (per plan).
- 120 gallon propane tank with options to upgrade to larger sizes.
- Extensive landscape package included with drought tolerant Bermuda grass. Zoned sprinkler system with RainBird programmable sprinkler controller and rain sensor for all sodded areas and planted beds.
- Utility service allowance includes up to a 75 foot water and electric service run and up to a 2,300 square foot flatwork allowance.
- Aesthetically pleasing CertainTeed Landmark 30 Year dimensional roof shingles.
- Sherwin Williams exterior paint



TEXAS HOMES

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- Custom Monterrey drag drywall finish on walls and ceilings with choice of selected **Sherwin Williams®** decorator paints. 5 1/8" height baseboards throughout the home painted with **Sherwin Williams®** semi-gloss extra white paint.
- 8-foot-tall raised panel **Masonite®** interior doors with decorator hardware options available (per plan).
- **Porcelain** tile flooring at entry, kitchen, breakfast area, laundry, and all baths.
- Long-life decorator **Shaw®** carpet in a wide choice of colors with 10 yr quality assurance and 1/2" moisture barrier carpet pad.
- Choice of light fixture packages with satin nickel finish. 60" three-speed reversible ceiling fan in family room and master bedroom. All bedrooms, game room and study are blocked, wired, and switched for future fans with light kit. Decora-style light switches throughout the home. Upgrade options available.
- **Energy Efficient** flush mount LED lighting and LED bulbs, per plan.
- Hard wired smoke and carbon monoxide detectors per plan. Hard wired smoke detectors in all bedrooms.

GOURMET KITCHEN

Texas Homes' gourmet kitchens include appliances that are built into the cabinetry, ample storage, and multiple options of durable and beautiful countertops.

- Granite countertops with a choice of level 1 colors, multiple levels of upgrades
- 42" upper cabinets, Maple with choice of stain color or painted beechwood. Available upgrades include cabinet hardware, soft close drawers and doors, and double stack upper cabinets.
- Stainless-Steel **Whirlpool®** built in wall oven
- Stainless-Steel **Whirlpool®** 36" gas cooktop with 5 burners
- Stainless-Steel **Whirlpool®** built in microwave
- **KitchenAid®** Deluxe appliance upgrade package available.
- **Energy Efficient** Stainless-Steel **Whirlpool®** Energy Star multi-cycle dishwasher
- Undermount Stainless-Steel double compartment sink with **Moen®** faucet, featuring pull down vegetable sprayer.
- **Insinkerator®** garbage disposal
- Two stage water filtration system with matching dispenser and connection to refrigerator for icemaker



PRIMARY BATH

Texas Homes luxurious primary bathrooms start with 35" dual vanities, 5' oval or rectangular free standing tub, separate 42" glass enclosed shower and private water closet with elongated commode.

- **Porcelain** tile flooring
- **Moen®** Eva Chrome faucets and matching **Moen®** bath hardware - wide spread
- Granite countertops with multiple levels of upgrades available
- Built-in medicine cabinet
- Large primary closet with wood shelving and rods
- Satin nickel light fixtures with LED lighting, with many other colors and upgrade options available.
- **Sherwin Williams®** semi-gloss wall paint

SECONDARY BATHS & LAUNDRY

Texas Homes secondary bathrooms feature a tub shower combination with a porcelain on steel tub with porcelain tile surrounds. A pre-drawn option for a mud set shower with bench seat is also available.

- **Porcelain** tile flooring
- **Moen®** Eva Chrome faucets and matching **Moen®** bath hardware - wide spread
- 31" high vanity with granite countertops, and choice of rectangular or round undermount sink.
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