HOME EXTERIOR & PLAN FEATURES

The Woodlands - Llano Heights features Farmhouse and Traditional elevations. Natural colors and materials, combined with contemporary features and open floorplans create a timeless, warm and inviting living space.

- All plans include spacious covered patios, 8-foot fiberglass door with **Kwikset®** handle set featuring SmartKey technology. Energy Efficient Low-E3 argon-filled, double-pane vinyl windows. Many pre-drawn options are available including additional bedrooms, baths, fireplace, propane gas, gas cooktop, and extended outdoor living areas.
- 2 Car garage, fully sheetrocked, textured, trimmed and painted. Heavy-gauge steel insulated garage door with two remotes.
- Extensive landscape package included with drought tolerant Tiff Bermuda grass. Zoned sprinkler system with **RainBird®** programmable sprinkler controller and rain sensor for all sodded areas and planted beds.
- Aesthetically pleasing **CertainTeed Landmark™** 30-year architectural shingles
- **Sherwin-Williams®** exterior paint
- **James Hardie™** Fiber cement siding and trim with stucco, stone, or brick fronts
- 6' cedar privacy fence with gate
- Zip system sheathing on the front elevation
- Dark-sky coach lighting

ENERGY SAVINGS & HEALTHY LIVING

Every Texas Home is built to lower your utility bills and keep the air inside fresh and clean.

- Energy Efficient 15 SEER **Carrier** Head air filter + Z-Wave smart thermostat. Strapped and sealed R-6/R-8 insulated air ducts.
- **Aprilaire®** Fresh Air intake system to replenish fresh air in your home and remove stale air.
- Energy Efficient 50-gallon electric water heater.
- VOCs (Volatile Organic Compounds) are carbon-based compounds that can easily become vapors or gases. Texas Homes selects building materials such as carpet and paints that are classified as Low VOC.
- Energy Efficient **LP TechShield®** Radiant Barrier roof decking is used on all Texas Homes. Radiant Barrier works by blocking radiant heat in the roof panel from emitting heat 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 water softener.

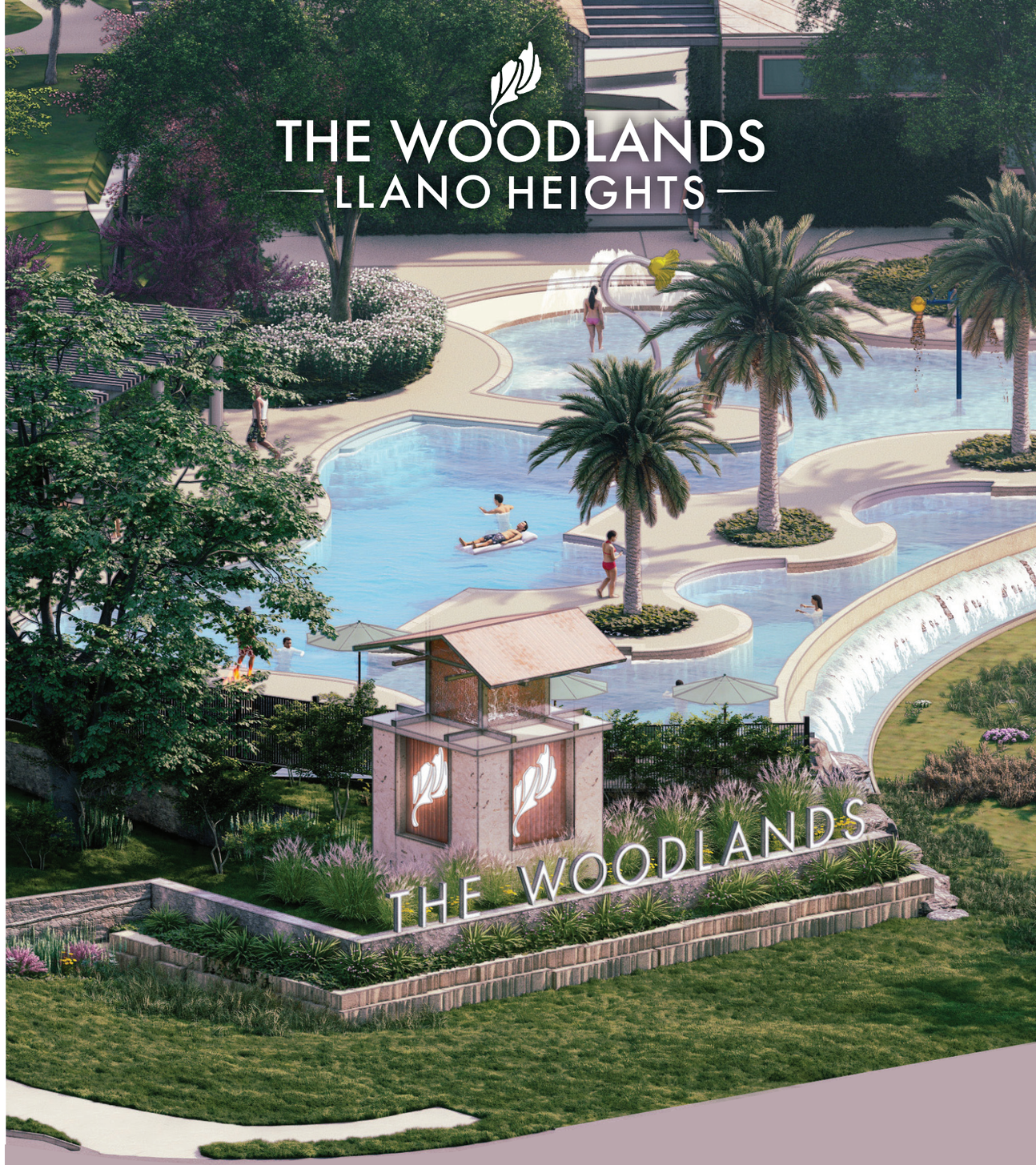
ADDED VALUE

Communication. You'll never wonder where things stand. You'll meet with your Construction Manager four times during the build, with weekly calls as move-in approaches.

- **Massey Services Inc.®** Pest Prevention Plus system is applied during the construction process, alongside borate-treated first-floor bottom plates and borate termiticide on framing to 2” above slab, 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**

REV. 11.03.26

EQUAL HOUSING LENDER



TEXAS HOMES
Texas Built • Texas Owned • Texas Proud

TEXAS-HOMES.COM

Community Pool Coming Soon to be built by developer

INTERIOR DETAILS & DESIGN

Our Plans start with how you'll actually live: where the furniture goes, how the kitchen works, where the noise travels. 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.

- Standard production finish on walls and ceilings, with rounded drywall corners and choice of selected **Sherwin-Williams®** decorator paints. 3 1/2" height baseboards throughout the home painted with **Sherwin-Williams®** semi-gloss extra white paint.
- Continental panel, square design 8' interior doors with decorator hardware options available (per plan).
- Ceramic tile flooring at entry, kitchen, dining, laundry and all baths per plan.
- Long-life decorator **Shaw®** carpet in a wide choice of colors with 10 yr quality assurance and 3/8" carpet pad.
- 52" three-speed reversible ceiling fan in family room and master bedroom. All bedrooms, game room and office, flex are blocked, wired, and switched for future fans with light kit. 2 Z Wave smart switches + Z Wave thermostat standard switches throughout the home.
- Energy Efficient flush mount LED lighting and LED bulbs, per plan.
- Hard wired smoke detectors in all bedrooms, and hard wired carbon monoxide detectors per plan.

KITCHEN

- Granite countertops and standard ceramic tile backsplash with a choice of colors. Upgrade options available.
- Cabinets with choice of stains and styles with 42" soft-close standard upper cabinets. Upgrade options available.
- Stainless steel **Whirlpool®** 30" electric cooktop
- Stainless steel **Whirlpool®** oven/microwave combo
- Stainless steel **Whirlpool®** 30" chimney vent hood vented to the outside
- **Whirlpool®** Deluxe appliance upgrade package available.
- Energy Efficient Stainless-Steel **Whirlpool®** Energy Star multi-cycle dishwasher
- 9" deep 50/50 undermount sink with **Moen®** Arbor pull-down faucet
- **InSinkErator®** Badger ½ HP disposal
- Pre-plumbed for water filtration, with refrigerator ice-maker line



PRIMARY BATH

Texas Homes luxurious primary bathrooms start with dual vanities, walk in tile shower with built in bench, and private water closet with elongated toilet.

- Granite countertops with undermount sinks
- 34 ½" comfort-height vanity
- Ceramic tile flooring
- Tile shower bench with granite half-wall cap
- **Moen®** faucets with chrome finish and matching **Moen®** bath hardware
- Large primary closet with wood shelving and rods
- LED lighting
- **Sherwin-Williams®** semi-gloss wall paint

SECONDARY BATHS & LAUNDRY

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



- Ceramic tile flooring
- **Moen®** Chateau faucets with chrome finish and matching **Moen®** bath hardware
- Granite countertops
- 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 transferable structural home warranty.
- Framing is 16" on center with double top plates on all exterior and interior walls.
- 3/4" subfloor glued and fastened with ring shank nails on engineered floor joists.
- PEX water lines
- Zip sheathing
- 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 - Optional

DESIGN & CUSTOMIZATION

Customize your home during two personal consultations at our 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.