



**BUILDING SPECIFICATIONS**

**ADDRESS:** 1366 Arrowhead Village Trail  
Lot 11 Block 1 Phase 1  
Arrowhead Village

**BUYER:** SPEC

**DATE:** August 25, 2025

**SALES PRICE:** \$1,525,000

**Estimated Footage:**

**Total Heated** 4,156  
**Porches:** 1,059  
**Garage:** 856  
**Slab:** 6,071

- 1. **Excavation:** Clear and bring to grade subject lot for foundation with minimum ground to slab clearance of 5".
- 2. **Foundation:** To be a poured slab rated at a minimum of 3000 psi (5 sack). Steel placement as per plan. Termite treatment on all ground area of slab. Use 6-mil poly over minimum of 6" of fill sand. Follow foundation plan for beam and steel size and placement. Outer beams will be 36" minimum. Slab to be termite pretreated with Talstar P insecticide.

Typical elements of slab not including piers:

Outer beams will be 36" minimum with 6 pieces of 3/4" steel.

Foundation to have 3/8" steel material on 14" centers. All 3/4" steel is grade 60. All 3/8" steel is grade 40.

- 3. **Fireplace:** Gas fireplace (42") with brick front face for great room. Fireplace mantle to be made of cedar to match ceiling beams.
- 4. **Framing:** Use 2X4s not to exceed 16" oc. Precut #2 Yellow Pine of a good stud grade. All exterior walls to have 1/2" plywood with Tyvek or comparable house wrap.
  - (a) Joists: Ceiling joist not to exceed 16" oc. Use #2 Fir or Yellow Pine and follow detail sheet for maximum allowance spacing and sizes. 2X6s will be the minimum size. 2<sup>nd</sup> floor will have engineered trusses or 2 x 12-dimension joists yellow pine or fir. Sub floor will be a minimum of 7/8 Advantech.
  - (b) Rafters: Not to exceed 24" oc. Use 2X6 Pine or Fir as a minimum size.
  - (c) Plates: Use pressure treated sole plates throughout, sealed to slab. Bottom plates will be termite treated with a #2 wet point .28 Borate. Yellow Pine or Fir 2X4 plate materials for top plates and all other to be #2 grade.

- 5. **Roofing:** All decking to be 4X8 sheets of 7/16" OSB grade plywood. Use ply clips to aid attachment.
  - (a) Underlayment: Apply synthetic felt over decking.
  - (b) Flashing: Use style D drip cap on eaves and fascia areas.
  - (c) Shingle: IKO 30-year - Cambridge. Color: Weatherwood. Metal Shed Roof color: TBD.
- 6. **Exterior Trim and Sheathing:** Use 7/16" OSB for all exterior walls. Wrap house with Tyvek or similar.
  - (a) Soffit: Use 1/4" LP Smart Board or comparable
  - (b) Fascia: Use 1X6 LP Smart Board or comparable

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- (c) Front & Back Porch: 1" x 6" v-groove euro pine
- (d) Brick/Stone: Brick: Snow Mist. Stone: Buff Mill Ends w/Charcoal Quarry Chop Stone. Mortar style/color to be determined.
- (e) Porches: 1" x 6" v-groove Euro whitewood on back porches.
- (f) Siding: Fiber cement/LP as needed. Front and back porch columns to be stone.
- (g) Gutters: Around entire house.

7. **Insulation:** Open cell spray foam in walls and roof deck. R-Value 3.8R per inch

8. **Interior Lath and Plaster:** Use 1/2" sheetrock throughout entire house walls and ceilings. Tape, float and texture as needed.

9. **Windows:** Follow plan specifications. MI Windows Low E solar cooled glass. Color: Black. (Casement windows for front of house)

10. **Doors:**

**Interior:** Masonite doors. Style design to be chosen within builder selection.

**Exterior:** Front door custom iron door. All other exterior doors fiberglass.

11. **Cabinets and Interior Trim Detail:** As per room detail. All cabinets will be paint grade excluding kitchen, powder room, and great room. Interior trim to be selected by buyer from builder's selection. Interior trim consists of baseboards, door & window casing, and crown when applicable. Buyer will have input on cabinet designs within builder's style selections.

12. **Heating/Cooling:** Heat pump – Trane. Installation and engineering as per manufacturer. Total tonnage per manual "J". Two (2) systems (4 Ton & 2 Ton) with minimum 20 SEER efficiency rating with variable speed air handlers. Return air filter grilles in every bedroom and living areas. R-6 insulated flex and rigid fiberglass ductwork. 5-year factory compressor warranty. Dryer vent to be vented to outside of house. Bath vents to outside per code. Two (2) Sante Fe Dehumidifiers.

13. **Bathroom Fixtures:**

- (a) Master Bath: Vanity tops to be from builder's selection of quartz/granite. Freestanding tub. Shower pan and walls to be tile. Faucet fixtures from Delta Cassidy or comparable selection with finish to be determined. Shower to have two valves: Rainmaker from ceiling and a Traditional head. Vortens/Kohler comfort height commode with soft close lid.
- (b) Bedroom Bath #2 & #3: Vanity tops to be from builder's selection of quartz/granite. Tile shower. Faucet fixtures from Delta Cassidy or comparable selection with finish to be determined. Vortens/Kohler standard elongated commode with soft close lid.
- (c) Bedroom Bath #4: Tile tub shower surround. Vanity top to be from builder's selection of quartz/granite. Faucet fixtures from Delta Cassidy or comparable selection with finish to be determined. Vortens/Kohler standard elongated commode. With soft close lid.
- (d) Powder Room: Vanity top to be from builder's selection of granite/marble. Faucet fixtures from Delta Cassidy or comparable selection with finish to be determined. Vortens comfort height commode with soft close lid.
- (e) Other plumbing fixtures:
  - 2 tankless gas hot water systems. 4 exterior hose bibs.
  - Farmhouse kitchen sink with fixture from builder's selection.
  - Pot filler in kitchen

14. **Floor Coverings:**

- |     |                                    |         |     |
|-----|------------------------------------|---------|-----|
| (a) | Master Bedroom                     | Wood.   | TBD |
| (b) | Game Room                          | Wood.   | TBD |
| (c) | Secondary Rooms                    | Carpet. | TBD |
| (d) | Foyer, Study, Dining, & Great Room | Wood.   | TBD |
| (e) | Utility                            | Tile.   | TBD |

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(f)	Baths	Tile.	TBD
(g)	Halls	Tile.	TBD

15. **Garage:** As per print with metal carriage house style doors with hardware (18' x 8') and (9' x 8') with opener and 3 remotes.

16. **Walks and Drives:** Standard driveway 3/8" rebar and expansion joints with 3500 PSI concrete with pea gravel finish.

17. **Specific Room Finish Schedule:**

(a)	<b>Foyer:</b>	Texture/paint ceilings. Barrel ceiling. Paint crown, base, and door casing.
(b)	<b>Dining Room:</b>	Stain beams. Paint trim and walls.
(c)	<b>Great Room:</b>	Texture/paint walls. Gas 42" Direct Vent fireplace unit. Brick fireplace face to be same as exterior façade. Stain beams. Paint door casing and base.
(d)	<b>Master Bedroom &amp; Bath:</b>	Texture/paint ceilings and walls. Cathedral ceiling. Paint door casing, base, and crown.
(e)	<b>Bedroom #2, #3 &amp; #4:</b>	Texture/paint ceilings and walls. Paint trim and cabinets in bathroom. Door casing and base. and one-piece crown in bedroom #4, cathedral ceiling w/paint beam Bedroom #3, and pop in tray ceiling Bedroom #2.
(f)	<b>Study:</b>	Texture/paint ceilings and walls. French Doors ¾ Lite. Paint casing, base and crown.
(g)	<b>Utility Room:</b>	Texture/paint ceiling. Paint cabinets. Paint door casing and base.
(h)	<b>Kitchen:</b>	Texture/paint ceilings and walls. Paint door/window casing and base. Stain Island and vent hood, paint all other cabinets. Countertops from builder's quartz/granite selections. Stainless steel appliances (dishwasher, range, single oven, microwave, refrigerator, vent hood).
(i)	<b>Hall:</b>	Texture/paint ceilings and walls. Paint door casing, one-piece crown, and base.
(j)	<b>Powder Bath:</b>	Texture/paint ceilings and walls. Paint door casing, base, and crown.
(k)	<b>Game room:</b>	Texture/paint ceilings and walls. Paint door casing, base, crown in pop-up.
(l)	<b>Garage:</b>	Texture/paint all. Two overhead doors with opener. Workbench with pegboard.
(m)	<b>Patio:</b>	Stained pine ceilings. Outdoor kitchen to consist of under-mount stainless steel sink, faucet, granite/quartz countertops, and Blaze built-in grill (from appliance allowance).

18. **Paint:** Two coats of exterior mildew resistant paint. One exterior trim color, one interior trim color, and up to three interior wall colors.

19. **Electrical:** As shown on plans. Electrical Fixture Allowance includes all under/over counter lights, bath vents, doorbell, recessed cans, closet lights, floodlights and up lights, and bulbs. All fixtures to be selected by buyer. Kitchen wired for over and under counter lighting. Front of house to have up-lights with timer in garage. House to be wired to CAT5. Wired for speakers on back porch. Wired for surround sound in great room. Primary service sized accordingly (200-amp minimum service). Separate breakers for all GFI outlets. All exterior

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outlets are waterproof and connected to a GFI outlet. All wiring to be in accordance with the City of College Station current building codes. Fan and lights will have separate controls/switches. Décor light switches. Smoke detectors in all bedrooms, with centrally located smoke detector in all hallways. House will be wired for a security system. Detectors will be on all operable exterior doors and windows. There will be two keypads. The buyer will be responsible for future monitoring, if desired.

**20. Appliances:**

- KitchenAid 48 Inch Wide 6.3 Cu. Ft. Free Standing Dual Fuel Range with 6 Burners & Griddle
- KitchenAid 48 Inch Wide 30 Cu. Ft. Fingerprint Resistant Side By Side
- KitchenAid 24 Inch Wide 16 Place Setting Energy Star Rated Built-In Top Control Dishwasher
- KitchenAid 24 Inch Wide 1.2 Cu. Ft. 950 Watt Drawer Microwave with Auto Touch Open/Close
- KitchenAid 30 Inch Wide 5 Cu. Ft. Electric Single Oven
- BLAZE 32 Inch Wide Premium LTE - 4 burner built-in gas grill with rear infrared burner
- VENT HOOD 48" insert
- ¾ HP Garbage Disposal

**21. Landscaping:**

Landscaping package consists of final grade of yard, sod, irrigation, planting materials, gutter extensions, and edging/retaining walls. Builder does not warranty new or existing trees/plants.

**22. Allowances:**

- Cabinet and door hardware .....	\$4,500	M
- Driveway.....	\$22,000	M&L
- Landscaping / leveling / Irrigation /Grass / see #21 .....	\$32,000	M&L
- Electrical fixtures (see #19).....	\$18,000	M
- Floor tile .....	\$8 PSF	M&L
- Wood .....	\$10 PSF	M&L
- Carpet .....	\$35 PSY	M&L
- Tile backsplash .....	\$25 PSF	M&L
- Tile shower/Tub .....	\$12 PSF	M&L
- Kitchen countertops granite/quartz .....	\$45 PSF	M&L
- Fence.....	\$10,000	M&L

Contract Execution Date: \_\_\_\_\_, 2025

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Buyer

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**Michael Schaefer**  
**Schaefer Custom Homes, LLC**

This spec sheet is not intended to be a comprehensive list, but part of a specific list and items are subject to change without notice. Its purpose is to assist in making decisions about real estate. While the information contained herein is deemed reliable, no warranty, expressed or implied, is granted.

If an alternative building practice were available in lieu of a specified procedure, the Builder may select a construction procedure that complies with applicable building codes. Unless otherwise specified in writing, materials used by the Builder in the construction of the Improvements shall be subject to substitution at Builder's election should an item not be reasonably available or if its procurement would cause undue delay of the Work. Any substitutions shall be of comparable grade and quality. The construction of the Improvements is subject to changes as required by any governmental authorities.

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