



BUILDING SPECIFICATIONS

ADDRESS: 2361 Storyteller Court
Lot 8 Block 5, Greens Prairie Reserve
College Station, Texas 77845

BUYER: TBD

DATE: August 19, 2025

SALES PRICE: \$1,200,000

Estimated Footage:
Heated: 3,755
Garage: 925
Slab: 5,255

- 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 ¾" steel.
Foundation to have 3/8" steel material on 14" centers. All ¾" steel is grade 60. All 3/8" steel is grade 40.

- 3. **Fireplace:** 42" Gas fireplace with brick front face for great room.
- 4. **Framing:** Use 2X4s not to exceed 16" oc. Precut #2 Yellow Pine of a good stud grade. All exterior walls to have ½" 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.
 - (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 Classic. Color: Weatherwood.
- 6. **Exterior Trim and Sheathing:** Use 7/16" OSB for all exterior walls. Wrap house with Tyvek or similar.
 - (a) Soffit: Use ¼" LP Smart Board or comparable
 - (b) Fascia: Use 1X6 LP Smart Board or comparable
 - (c) Front & Back Porch: 1" x 6" v-groove euro whitewood
 - (d) Brick/ Stone: Brick: Vintage White Tumbled Brick. Stone Accents: Sonoma White. Mortar: White.

Buyer _____

Builder _____

- (e) Porches: 1" x 6" v-groove Euro whitewood on back porches.
- (f) Siding: Fiber cement/LP.
- (g) Gutters: Around entire house.

7. **Insulation:** Blown foam in walls and attic foam insulation.

8. **Interior Lath and Plaster:** Use 1/2" sheetrock throughout entire house walls and ceilings. Tape, float and texture as needed. All bedrooms, bathrooms, closets, study, and utility room walls to be light orange peel.

9. **Windows:** Follow plan specifications. Windows will be MI or Plygem or equivalent Vinyl 1100 series with Low E solar cooled glass. Color: Black.

10. **Doors:**

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

Exterior: Front door custom Iron door. Rear sliding glass door.

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 or equivalent. Installation and engineering as per manufacturer. Total tonnage per manual "J". One system with minimum 19 SEER efficiency rating with variable speed air handler. Return air filter grilles in every bedroom and living areas. R-6 insulated flex and rigid fiberglass duct work. 5-year factory compressor warranty. Dryer vent to be vented to outside of house. Bath vents to outside per code.

13. **Bathroom Fixtures:**

- (a) Master Bath: Vanity tops to be from builder's selection of quartz/granite. Freestanding tub. Shower pan to be tile. Shower 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, #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. Bathroom #2 & #3 Framed shower doors.
- (c) Powder Bath: 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 standard elongated commode. With soft close lid.
- (d) Other plumbing fixtures:
 - 2 tankless gas hot water systems.
 - Farmhouse kitchen sink with fixture from builder's selection.
 - Utility room granite counters from builder's selection with stainless steel under-mount sink.
 - All water pipes to be insulated "Class A" PEX overhead or equal.

14. **Floor Coverings:**

(a)	Entry, Den, & Great Room	Wood.	TBD
(b)	Master Bedroom	Wood.	TBD
(c)	Secondary Bedrooms	Carpet.	TBD
(d)	Utility	Tile.	TBD
(e)	Baths	Tile.	TBD
(f)	Halls	Wood.	TBD

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

16. **Walks and Drives:** Washed aggregate driveway 3500 PSI. Aprons only – steel 3/8 rebar.

17. **Specific Room Finish Schedule:**
- | | | |
|-----|------------------------|--|
| (a) | Entry & Dining: | Texture/paint ceilings and walls.
Paint crown, base, and door casing. |
| (b) | Great Room: | Texture/paint ceilings and walls.
Gas 42" B-Vent Vent fireplace unit. Brick face to be same as exterior façade.
Tray ceiling. Stain beams. Stain built-ins.
Paint door casing and base. |
| (c) | Master Bedroom & Bath: | Texture/paint ceilings and walls.
Paint trim. Stain cabinets.
Paint door casing, base, and crown. |
| (d) | Bedroom #2, #3, & #4: | Texture/paint ceilings and walls.
Paint trim and cabinets in bathroom.
Door casing, and base.
Bedroom #3 – Cathedral ceiling. Painted beam. |
| (e) | Utility Room: | Texture/paint ceiling and walls. Paint cabinets.
Paint door casing and base. |
| (f) | Kitchen: | Texture/paint ceilings and walls. Stained beams in kitchen and great room.
Paint door/window casing and base.
Countertops from builder's granite/quartz selections.
Tile backsplash.
Stain cabinets.
Stainless steel appliances (6-burner gas range with double oven, dishwasher, microwave drawer, vent hood, and disposal). |
| (g) | Hall: | Texture/paint ceilings and walls.
Paint door casing, and base. |
| (h) | Powder Bath: | Texture/paint ceilings and walls.
Paint door casing, base. |
| (i) | Den: | Texture/paint ceilings and walls. Paint trim.
Paint door casing and base. Barn Door. |
| (j) | Garage: | Texture/paint all. Overhead doors/ opener from builder's selection. |
| (k) | Patio: | Stained pine ceilings. Outdoor kitchen includes under-mount stainless steel sink, faucet, granite/quartz countertops, and 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 outlets are waterproof and connected to a GFI outlet. All wiring to be in accordance with the City of Bryan 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 one keypad. The buyer will be responsible for future monitoring, if desired.
20. **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 plants.
21. **Appliances:**
 KitchenAid - 48 Inch Wide 6.3 Cu. Ft. Free Standing Dual Fuel Range with Three-Level Convertible Grates
 KitchenAid - 24 Inch Wide Top Control Dishwasher with FreeFlex™ Third Rack
 KitchenAid - 24 Inch Wide 1.2 Cu. Ft. 950 Watt Drawer Microwave with Auto Touch Open/Close
 BLAZE Premium LTE 32" 4 Burner Built-in Gas grill with Rear infrared burner
 VENT HOOD 48" insert
 ¼ HP Garbage Disposal

22. **Allowances:**

- Cabinet and door hardware	\$4,000	M
- Landscaping / leveling / Irrigation /Grass /(see #20)	\$25,000	M&L
- Electrical fixtures (see #19)	\$11,000	M
- Tile (floor).....	\$9 PSF	M&L
- Wood	\$10 PSF	M&L
- Carpet	\$35 PSY	M&L
- Tile (backsplash).....	\$25 PSF	M&L
- Tile (shower/tubs)	\$18 PSF	M&L
- Kitchen countertops (granite/quartz).....	\$40 PSF	M&L

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 be 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.

Contract Execution Date : _____, 2025

Buyer

Michael Schaefer, President
Schaefer Custom Homes, LLC
Michael G. Schaefer Custom Homebuilders, LLC

Buyer