



BUILDING SPECIFICATIONS

ADDRESS: 3719 Tatonga Trail
Lot 1 Block 51 Phase 40
The Villages of Indian Lakes

BUYER: TBD

As of DATE: August 25, 2025

SALES PRICE: \$2,298,000

Estimated Footage:

Total Heated: 5,247
1st floor: 4,663
2nd floor: 584
Slab: 6,435

- 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:** Gas 42" fireplace with brick front face for great room. Fireplace mantle to be stain to match beams.
Gas 36" fireplace with brick front face for outdoor fireplace.
- 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. 2nd 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 30# felt over decking in all areas.
- (b) **Flashing:** Use style D drip cap on eaves and fascia areas.
- (c) **Shingle:** Cambridge IKO. Color: TBD.
Metal Accents Color: TBD.

- 6. **Exterior Trim and Sheathing:** Use 7/16" OSB for all exterior walls. Wrap house with Tyvek or similar.

- (a) **Soffit:** Use ¼" fiber cement.

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- (b) **Fascia:** Use 1X6 LP Smart Board.
- (c) **Porches/Carport:** 1" x 6" v-groove euro pine
- (d) **Brick:** TBD. Mortar color: TBD
- (e) **Siding:** Fiber cement. Front and back porch columns to be brick.
- (f) **Gutters:** Around entire house/garage with leaf guards.

7. **Insulation:** Foam wall and attic foam insulation R-38

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 splattered. Monterrey drag ceilings through entire house.

9. **Windows:** Follow plan specifications. Windows will be Plygem with Low E solar cooled glass. Color – Almond Interior/Exterior.

10. **Doors:**

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

Exterior: Custom front iron door. Sliding glass patio doors. All other exterior doors fiberglass.

11. **Cabinets and Interior Trim Detail:** As per room detail. All cabinets will be paint grade excluding kitchen, master bathroom, powder 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 builders style selections.

12. **Heating/Cooling:** Heat pump – Trane or equivalent. Installation and engineering as per manufacturer. Total tonnage per manual "J". Two systems with minimum 18.5 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.

13. **Bathroom Fixtures:**

(a) **Master Bath:** Vanity tops to be from builders selection of granite. Shower pan to be tile. Shower walls to be tile. Faucet fixtures from builder's Delta selection with finish to be determined. Shower to have three valves: rainmaker from ceiling, handheld, and a traditional head. Kohler comfort height commode.

(b) **Bedroom Bath #2 & #5:** Tile tub surround. Vanity top to be from builder's selection of granite/quartz. Faucet fixtures from builder's Delta selection with finish to be determined. Kohler standard elongated commode.

(c) **Bedroom Bath #3 & #4:** Tile shower surround. Vanity top to be from builder's selection of granite/quartz. Faucet fixtures from builder's Delta selection with finish to be determined. Kohler standard elongated commode.

(c) **Powder Room:** Vanity top to be from builders selection of granite/marble. Faucet fixtures from builder's Delta selection with finish to be determined. Kohler comfort height commode. Cabinet stain grade.

(d) **Other plumbing fixtures:**

- 2 tankless gas hot water systems.
- Builder to provide connection for propane on exterior of house.
- Pot Filler

14. **Floor Coverings:**

- | | | | |
|-----|--|-------|-----|
| (a) | Master Bedroom: | Wood. | TBD |
| (b) | Secondary Bedrooms: | Wood. | TBD |
| (c) | Foyer, Great Room, Kitchen & Study: | Wood. | TBD |
| (d) | Game Room: | Wood. | TBD |
| (e) | Utility: | Tile. | TBD |
| (f) | Baths: | Tile. | TBD |

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(g)	Halls:	Wood.	TBD
(h)	Stairs	Carpet.	TBD
(i)	Bedroom #5:	Carpet.	TBD
(j)	Computer Room:	Carpet.	TBD
(k)	Media Room:	Carpet.	TBD
(l)	Patio/Porches:	Concrete.	TBD
(m)	Garage:	Epoxy.	TBD

15. **Garage:** As per print with three metal carriage house style doors with hardware (9' x 8') with opener and 3 remotes. Plywood decking over for storage. Additional attic access off bonus room.

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

17. **Specific Room Finish Schedule:**

- (a) **Foyer:** Texture/paint walls. Cathedral ceiling. Stain Beam. Paint crown, base, and door casing.
- (b) **Great Room:** Texture/paint walls. Gas 42" Direct Vent fireplace unit. Brick face to be same as exterior façade. Brick columns by entry to gameroom. Beams to be stained. Paint door casing, crown, and base.
- (c) **Master Bedroom / & Bath:** Texture/paint ceilings and walls. Paint trim and Stain White Oak cabinets. Paint door casing, base. Tray ceiling in Master bedroom. Cathedral Ceiling in Master bathroom. Paint Beam.
- (d) **Secondary Bathrooms:** Texture/paint ceilings and walls. Paint trim and cabinets. Door casing, base, and one-piece crown.
- (e) **Secondary Bedrooms:** Texture/paint ceilings and walls. Paint Trim. Paint Door casing, base, and one-piece crown.
- (g) **Study:** Texture/paint ceilings and walls. Paint casing, base and one-piece crown. Stain built ins.
- (f) **Utility Room:** Texture/paint ceiling. Paint cabinets. Paint door casing and base.
- (g) **Kitchen:** Texture/paint ceilings and walls. Stained beams in kitchen. Paint casing and base. Stain White Oak cabinets. Countertops from builder's granite/quartz selections. Stainless Steel Appliances (Dishwasher, 48" Range w/Double Oven, Built-in refrigerator)
- (h) **Scullery:** Texture/paint ceilings and walls. Paint casing and base. Paint grade cabinets. Countertops from builder's granite/quartz selections. Stainless Steel Appliances (Dishwasher, Microwave Drawer, Counter-depth refrigerator, Warming drawer, Single Oven).

- (i) **Hall:** Texture/paint ceilings and walls.
Paint door casing and base.
- (j) **Powder Bath:** Texture/paint ceilings and walls.
Paint trim, base, door casing. Stain White Oak cabinets.
- (k) **Game Room:** Texture/paint ceilings and walls.
Paint door and window casing. Stain beam.
- (l) **Computer Room:** Texture/paint ceilings and walls. Paint Trim.
Paint Door casing, base, and one-piece crown.
- (m) **Media Room:** Texture/paint ceilings and walls. Paint Trim.
Paint Door casing, base, and one-piece crown.
- (n) **Garage:** Texture/paint all. Three overhead doors with opener.
- (o) **Patio:** Stained pine ceilings. Outdoor kitchen to consist of under-mount stainless steel sink, faucet, granite countertops, and Napoleon grill (from appliance allowance).
Façade brick face with granite top. 36" gas fireplace unit.

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 CAT6. 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 (BTU – Bryan Texas Utilities) codes, which is the electrical supplier for Indian Lakes. 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. **Septic System:** Aerobic Southern Breeze or equivalent septic system. Engineer to determine specific specifications with approval from Brazos County Health Department.

21. **Allowances:**

Appliances.....	\$50,000 M
Cabinet and door hardware	\$6,000 M
Landscaping / leveling / Irrigation /Grass	\$35,000 M&L
Electrical fixtures (see #19)	\$26,000 M&L
Floor tile	\$9 PSF M&L
Backsplash tile	\$22 PSF M&L
Shower/Tub tile	\$15 PSF M&L
Kitchen countertops granite/quartz	\$40 PSF M&L
Carpet	\$35 PSY M&L
Wood	\$11 PSF M&L
Fence.....	\$10,000 M&L

This spec sheet is not intended to be a comprehensive list, but part of a spec 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 concerned, parties should specifically include items desired separately in written contract.

Contract Execution Date: _____, 2025

Buyer

Michael Schaefer
Schaefer Custom Homes, LLC

Buyer _____

Builder _____