



SIERRA CLASSIC CUSTOM HOMES



STANDARD FEATURES

Our Standard Features are simply the “standard” items used to construct your home. The features are carefully selected to provide comfort, quality, efficiency, beauty and plenty of choices. As a custom homebuilder, we understand that each customer has individual preferences and desires in their home, and Sierra will work with you to personalize the features in your home to suit your specific lifestyle. We encourage you to shop other builders. Use this checklist to see how we measure up. We feel certain once you have compared our quality, pricing, and service you will find there is no comparison to a Sierra Classic Home!

Sierra Classic Homes Standard Features	Other Builders
<p>QUALITY ASSURANCE INSPECTIONS</p> <ul style="list-style-type: none"> • Sierra’s workmanship is inspected by individuals outside our company during various phases of construction to ensure our customers a high quality structure that will stand the test of time. 	
<p>FOUNDATION: 10 YEAR HOME OF TEXAS WARRANTY</p> <p>This national program is for select builders who qualify. It adds protection and is transferable from owner to owner for the life of the warranty.</p> <ul style="list-style-type: none"> • Professional laboratory soils test performed on each lot – information used to design foundation. • Foundation engineered by a State of Texas licensed professional engineer. • Beam size will be specified for each home. • Post-tension slab utilizing 1/2 inch steel cables as well as rebar for foundation reinforcement. • 3000 PSI. 6 mil vapor barrier. 	
<p>DRIVEWAYS, SIDEWALKS AND PATIOS (“FLATWORK”)</p> <ul style="list-style-type: none"> • Flatwork allowance—2,000 square feet. • Minimum 4 inches thick with wire mesh reinforcing for additional strength. • 3000 PSI concrete. 	
<p>ENERGY SAVING FEATURES</p> <ul style="list-style-type: none"> • Ridge vents and perforated Hardi soffit vent. • Double pane, High Performance glass with VINYL frames. • House completely wrapped with 7/16 inch OSB. 	

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<ul style="list-style-type: none"> • R-38 insulation in ceiling. • R-22 insulation in sloped ceilings. • R-13 in exterior walls. • Tech Shield radiant barrier sheathing for roof decking. • Tyvek HomeWrap for a more energy efficient home. • Polyseal exterior openings to prevent air intrusion. 	
<p>AIR CONDITIONING AND HEATING</p> <ul style="list-style-type: none"> • 15 SEER performance central air conditioning with variable speed fan. Designed per Manual J specs for maximum efficiency. • Media Filter • Digital, Programmable Thermostats. 	
<p>ELECTRICAL</p> <ul style="list-style-type: none"> • \$3,500 lighting allowance for fixtures and ceiling fans (includes installation for fans). Recessed lighting is standard per plan. • All bedrooms blocked and pre-wired for ceiling fans – Ceiling fans & installation of ceiling fans are part of lighting allowance. • Décor rocker switches. • Security System –3 keypad locations (roughed-in); 2 LED keypads (select from 3 roughed locations); 1 motion detector, 1 siren, contacts in first floor windows and doors; contacts in accessible second floor windows. • Structured Wiring Package – 20” enclosure structured wire box flush mounted into a closet. Up to 14 TV, phone or computer outlets. • Pre-wire for surround sound in Family or Living Room. 	
<p>PLUMBING</p> <ul style="list-style-type: none"> • PEX Piping. • Garbage Disposal – 1/2 HP. • Kitchen Sink – stainless steel under mounted. • Kitchen Faucet – choose from select styles and finishes from Price Pfister. • All Bath Faucets—All 8 inch spread fixtures—choose from select styles and finishes from Price Pfister. • White Whirlpool tub in Master Bath. • White elongated toilets. • Master bath shower surround in polished chrome, satin nickel, or oil rubbed bronze. • 50 gallon gas or electric hot water heater (One water heater with 2-1/2 baths or less; two water heaters with 3 baths or more.) 	
<p>FRAME</p> <ul style="list-style-type: none"> • All kiln-dried lumber. • 16 inch on-center studs on both floors. • Ceiling joists and roof rafters spanned using Southern Pine Marketing Council Span. All rafters and joists #2 grade lumber. • 1-1/8 inch subfloor tongue-in-groove floor decking for second 	

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floors. <ul style="list-style-type: none"> • Hardi-plank siding, fascia and soffit (where applicable). 	
EXTERIOR DETAILS <ul style="list-style-type: none"> • Large selection of brick, stone, stucco, and Hardiplank siding—per plan. • Steel insulated overhead garage doors with up to two garage door openers. • 30 year dimensional shingles backed by 15# felt (galvanized metal in valleys) – choice of shingle color. 	
PAINT AND TRIM <ul style="list-style-type: none"> • Elegant Mahogany entry door with leaded glass inserts, available in several styles and stains. • Interior Paint—quality Pittsburgh Paints—several standard colors to choose from. Walls finished in high quality Speedhide. Customer’s choice of one standard color for walls, one color for trim and one color for ceiling. (Dark and additional colors extra). • Exterior Paint—Monarch Aqua Gleam—your choice of one standard color (additional colors extra). • Painted interior doors – your choice of a variety of styles and textures. • Chair rail in the Dining Room. • “Sierra” four part crown mould in the foyer and 2 rooms of your choice. (Oversized rooms additional). (Crown Exception on plans 4143, 4175, 4315, 4903, 4997, 5052 and 5074 in media/billiard area). • 4-1/2 inch baseboards and 3-1/2 inch door casings throughout. • Garages include painted drywall finish and 4-1/2 inch baseboards. • Painted fireplace mantles per plan. • Closet system layout per plan. • Stained Handrail and Painted Wood Balusters on stairs. • Mirrors – Master and Powder Bath mirrors framed, choose from select styles. Secondary baths include 2 in beveled mirrored trim strips. • All built-ins are optional. 	
HARDWARE <ul style="list-style-type: none"> • Kwikset door knobs and entry lever set in various styles and colors. Towel bars, towel rings and toilet paper holders in various styles and finishes OR \$1,700 hardware allowance (includes installation). 	
CUSTOM CABINETS <ul style="list-style-type: none"> • Kitchen, Utility and Bath cabinets - your choice of wood species in Hickory, Knotty Hickory, Maple, Oak, Knotty Oak, Alder, • Knotty Alder, Beech or Pine in your choice of various stains. 	
FLOORING	

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<ul style="list-style-type: none"> • Kitchen, Breakfast Room, Utility and Bathrooms – choose from a large selection of standard porcelain and ceramic tile in various sizes ranging from 12 inches to 20 inches. • Foyer—choose from a large selection of standard porcelain and ceramic tile or standard select hardwood. • Living Area and Bedrooms—choose from a large selection of carpet over ½ inch pad or Berber over 3/8 inch pad (per plan). 	
<p>TILE AND COUNTERTOPS</p> <ul style="list-style-type: none"> • Kitchen countertops—Your choice of Granite (3 cm slab) or Silestone (with 3/4 inch edge) – in a variety of designer colors and edge styles. • Master bath vanity top—Your choice of Granite (3 cm slab) or Silestone (with 3/4 inch edge) – in a variety of designer colors and edge styles with under mounted sinks. • Secondary bath vanity tops—Your choice of Royal Granite or Cultured Marble in a variety of designer colors with 1 ½ inch bullnose edge with integrated sinks. • Shower walls and tub surrounds – choose from a large selection of porcelain and ceramic tile in several colors. • Kitchen backsplash – 12” or 13” tile laid straight or diagonal. • Utility Room countertop – your choice of 12” or 13” standard tile or Royal Granite. 	
<p>APPLIANCES</p> <ul style="list-style-type: none"> • \$4,000 Appliance allowance (includes installation). 	

Unless otherwise specified in writing, materials used by the Builder in the construction of the improvements shall be as described in these standard features, subject to substitution at Builder’s election should an item not be reasonably available or if the procurement of such would cause undue delay in the progress of the work. Any substitutions shall be of a comparable grade and quality.