

# CAPROCK CUSTOM CONSTRUCTION, INC.



**JOE B. CHAMBERLAIN, BUILDER**  
**469-774-4041 Cellphone**

**[joe@caprockcustomhomes.com](mailto:joe@caprockcustomhomes.com)**

**This program is designed to assist you in construction procedures, cycles of events and writing specifications for building any new home.**

**Disclaimer Notice: The information provided on the Caprock Custom Construction, Inc. specifications program has been compiled for your convenience. Caprock Custom Construction, Inc. makes no warranties about the accuracy or completeness of any information contained in this specifications sheet. Caprock Custom Construction, Inc, including its directors, affiliates, officers, employees, agents, contractors, successors and assigns, will not accept any liability for any loss, damage or other injury resulting from its use.**

**Included in this program is:**

**Cycle of Events**

**19 Different Room Schedules**

**9 Specification Sheets**

**Pre- Construction Forms**

**Continue to the next page.**

**CONSTRUCTION CYCLES**

**Caprock Custom Construction, Inc.**

**Home Owners Name:**

**Lot Address:**

**Phone:**

**BUILDER: Joe B. Chamberlain**

Answer Design Questionnaire, Locate Home Site	Provide Consulting on Home Design Questionnaire Provide Consulting on Home Site
Make loan application for pre-approval.	Provide Preliminary Specifications, Preliminary Budgets
Initial Deposits due, Finalize initial plan options	Review of Preliminary Plans, Work on Contracts begin Start Final Plans and Landscape
Receive loan pre-approval	
CONSTRUCTION MONEY DEPOSIT DUE WITH SIGNING OF FINAL CONTRACT.	SIGN CONTRACT
ATTEND PLAN REVIEW MEETING	Review Final Plans
Finalize INTERIOR design	Receive master set of plans and order all blue prints for permits, construction & lender
Start all color selection & material styles within allowances with the vendors on <b>the builder's vendor list.</b>	
Close interim loan	Engineer foundation plans Package submitted to interim lender Close interim loan Obtain building permits
Release home to construction	Release home to construction
Receive Estimated Date of Completion	Construction begins
ATTEND FOUNDATION REVIEW MEETING <u>NOTE: CHANGES TO HOME ARE CONSIDERED</u> <u>CHANGE ORDERS AFTER THIS POINT</u>	<b>STAGE 1</b> Clear lot, set forms, pour foundation & flatwork
	<b>STAGE 2</b> Framing begins
	<b>STAGE 3</b> Framing completed, roof installed

**New Address**

<b>Home Owner</b>	<b>BUILDER</b>
ATTEND FRAMING & ROUGH-IN REVIEW MEETING	<p align="center"><b>STAGE 4</b></p> Mechanical roughs, i.e., plumbing, electrical, a/c
	<p align="center"><b>STAGE 5</b></p> Insulation goes in, sheetrock goes in and is taped & textured. Home is bricked.
ATTEND TRIM AND PAINT REVIEW MEETING	<p align="center"><b>STAGE 6</b></p> Interior doors & trim installed. Cabinets installed.
	<p align="center"><b>STAGE 7</b></p> Interior painted. Countertops in kitchen and baths installed.
	<p align="center"><b>STAGE 8</b></p> Ceramic tile installed. Mechanical & plumbing trim installed. Electrical fixtures installed. Tile, wood & marble installed. Appliances installed Outside grading complete.
Discuss with builder estimated dates for customer orientation and closing.	
	<p align="center"><b>STAGE 9</b></p> Wallpaper hung. Carpet installed. Final paint touch up completed. Landscaping completed
PRE-CLOSING WALK THROUGH AND REVIEW List all items needing correction.	<p align="center"><b>STAGE 10</b></p> HOME COMPLETED.
Transfer utilities. Set closing date & time.  Sign off inspection list if all items are completed.	Completion of discrepancy items. NOTE: All discrepancies are to be corrected prior to closing.
Go to title company and close on home.	
Keep running 14 day list of any warranty items.	Schedule & complete 14 day warranty list.

**ROOM FINISH**

**SCHEDULE**

**TO BE BUILT BY**

**CAPROCK CUSTOM CONSTRUCTION, INC.**  
**Joe B. Chamberlain**

**GENERAL INFORMATION**

<b>FOUNDATION:</b>	Pier and Beam or Post tension slab on piers
<b>ROOF:</b>	Slate, Concrete, Metal, Wood Shingles, Flat Build up, or Composition ( _____ years ) [Brand name and model]
<b>EXTERIOR WALLS:</b>	Brick, Stone, Cast Stone, Concrete Stucco or EFIS
<b>WINDOWS:</b>	Wood, Aluminum, Vinyl [Brand name and model] Wood, Aluminum , Vinyl on side and rear of house[Brand name and model]
<b>APPLIANCE:</b>	ALLOWANCE For [Brand name and model]
<b>LIGHTING:</b>	ALLOWANCE see room finish schedule
<b>HARDWARE:</b>	ALLOWANCE see room finish schedule
<b>WALLPAPER:</b>	ALLOWANCE see room finish schedule
<b>PLUMBING FIXTURES:</b>	ALLOWANCE see room finish schedule
<b>LANDSCAPE:</b>	ALLOWANCE see finish schedule
<b>IRRIGATION:</b>	ALLOWANCE see finish schedule
<b>FENCE:</b>	ALLOWANCE see finish schedule

**ENTRY / GALLERY**

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor wood, Allowance for material/labor carpet, Allowance for material/labor tile	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture	
<b>WALLS:</b>	Style of texture and paint	

<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>		
<b>HARDWARE:</b>	lockset on front door	
<b>LIGHTING:</b>	Recessed lights See lighting allowance	
<b>MISC:</b>	Balconies; interior and exterior Designed and Patterned Flooring Faux walls and glazes Designed Ceiling Allowance	

## LIVING ROOM

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>FLOORING:</b>	Allowance for material/labor wood, Allowance for material/labor carpet, Allowance for material/labor tile	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture	
<b>WALLS:</b>	Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/stain
<b>BASE:</b>	[Brand name and model]	Enamel/stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/stain
<b>CABINETS:</b>	Book cases	Enamel/stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	Recessed lights See lighting allowance	
<b>MISC:</b>	Fireplace, surround & mantel allowance: [Brand name and model] Designed Ceiling Allowance	

## DINING ROOM

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor wood, Allowance for material/labor carpet, Allowance for material/labor tile	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture	

<b>WALLS:</b>	Designed frame paneling, texture, faux paint with some color and a glaze, Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Hutches, Built in allowance	Enamel/Stain
<b>HARDWARE:</b>	See Hardware Allowance	
<b>LIGHTING:</b>	Lighting Allowance, Ceiling cans and Chandelier	
<b>MISC:</b>	Chair rail molding, wallpaper, faux paint, different texture...etc. Enhanced Mood lighting, Special Trim work Be Creative, it is a custom house and your dinner guests need to be aware of it. Maybe Include a Butlers Pantry	

### STUDY / LIBRARY

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor wood, Allowance for material/labor carpet, Allowance for material/labor tile	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture	
<b>WALLS:</b>	Designed frame paneling, texture, faux paint with some color and a glaze,	Enamel/Stain/ Faux
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Book cases, credenza desk, built-ins	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	Recessed lights and ceiling fan See lighting allowance	
<b>MISC:</b>	Specialty Cabinetry Safes, computer cabinets Trophy Display, gun cabinets,	

### FAMILY ROOM

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain

<b>FLOORING:</b>	Allowance for material/labor wood, Allowance for material/labor carpet, Allowance for material/labor tile	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture	
<b>WALLS:</b>	Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Entertainment Cabinets, Wet bar, bookcases	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	Recessed lights, ceiling fans [Brand name and model] See lighting allowance	
<b>MISC:</b>	Fireplace surround and mantel allowance materials and labor	

## GAME ROOM

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor wood, Allowance for material/labor carpet, Allowance for material/labor tile	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture or Style of texture and paint	
<b>WALLS:</b>	Designed frame paneling, texture, faux paint with some color and a glaze, Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	TV cabinet built-in (recommend size to be appropriate to room)	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	Recessed lights – ceiling Fans See lighting allowance	
<b>MISC:</b>	Custom racks for pool cues Pub or bar area Displays of Trophy's or Any other items Cabinetry for childrens electronic controllers and games	

## GAME ROOM BATHROOM

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (wood or tile)	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture or Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Vanity style	Enamel/Stain
<b>COUNTER TOPS:</b>	[Brand name and model]	
<b>BACKSPLASH:</b>	[Brand name and model]	
<b>PLUMBING FIXTURES:</b>	Commode to be [Brand name and model] Sink faucet [Brand name and model] Sink to be drop-in / undermount [Brand name and model]	
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	One light over vanity & one light/vent combo. See lighting allowance	
<b>MISC:</b>	Windows to be _____lite _____ frame	

## MEDIA ROOM

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF EQUIPMENT ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor, Design Flooring	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture or Style of texture and paint	
<b>WALLS:</b>	Designed frame paneling, texture, faux paint with some color and a glaze, Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	TV cabinet built-in or media screen (recommend size to be	Enamel/Stain

appropriate to room)

**HARDWARE:** See hardware allowance

**LIGHTING:** Recessed lights – ceiling Fans  
See lighting allowance

**EQUIPMENT:** Equipment for house and media room  
Seating for media room

## **POWDER BATH ROOM**

**SIZE OF ROOM:** Dimension of Room Square feet

**DOORS:** Style [Brand name and model] Enamel/Stain

**FLOORING:** Allowance for material/labor (tile or wood)

**CEILING:** Style of texture and paint

**WALLS:** Style of texture and paint , Wallpaper allowance for mat'l/labor

**CASING:** [Brand name and model] Enamel/Stain

**BASE:** [Brand name and model] Enamel/Stain

**CEILING MOLD:** [Brand name and model] Enamel/Stain

**CABINETS:** Style of Vanity, Linen closet Enamel/Stain

**COUNTER TOPS:** [Brand name and model]

**BACKSPASH:** 4" to match countertop or hardsurface surround

**PLUMBING FIXTURES:** Allowance: [Brand name and model]  
Includes commode, faucet and sink

**HARDWARE:** See hardware allowance

**LIGHTING:** Two wall sconces, one recessed light.  
See lighting allowance

**MISC:** Windows to be \_\_\_\_\_ lite \_\_\_\_\_ frame

## **KITCHEN / BREAKFAST ROOM**

**SIZE OF MAIN ROOM:** Dimension of Room Square feet

**SIZE OF BREAKFAST NOOK:** Dimension of Room Square feet

**SIZE OF PANTRY ROOM:** Dimension of Room Square feet

**DOORS:** Style [Brand name and model] Enamel/Stain

**FLOORING:** Allowance for material/labor (tile or wood)

**CEILING:** Designed Ceiling, paneled, beamed, murals, special paint, texture



<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Built-ins ?	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	Recessed lights & one fan Switch 1/2 of duplex plugs at bed wall See lighting allowance	
<b>MISC:</b>	Overhead reading lights Designed Ceiling	

## MASTER BATH

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF Toilet ROOM:</b>	Dimension of Room x one or two (his and hers)	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance [Design, Brand name and model] cost for material/labor	
<b>CEILING:</b>	Designed Ceiling, paneled, beamed, murals, special paint, texture or Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint , Wallpaper allowance for mat'l/labor	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	_____ cabinets to _____ in height with _____ _____ doors and _____ hinges _____ feet undermount or drop in sinks	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	Recessed lights, two wall lights & one exh fan and a chandelier See lighting allowance	
<b>COUNTER TOPS:</b>	Processed marble or granite slab or tiles Determine Edge finish	
<b>BACKSPLASH:</b>	2 CM OR Three CM to match; marble, granite, tiles	
<b>PLUMBING FIXTURES:</b>	Allowance: Includes commode, two undermount or drop in sinks and faucets, shower faucet with _____ head and one _____ style tub with faucet and spout. [Brand name and model]	
<b>MISC:</b>	Shower Door materials & tub to be [Brand names and models] Install shampoo shelf in shower Vanity mirrors, Full length mirror in closet Murals, columns, domes Towel Warmer, Flooring Heat	

**BEDROOM # 2**

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (wood or carpet)	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>MISC:</b>	Light & fan; also hardware see allowance	

**BATHROOM # 2**

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (tile)	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint ,Wallpaper material & labor allowance:	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Style, height, hinges, door and drawer panels, feet, undermount or drop in sinks	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	One wall light/vanity & one light/vent combo. See lighting allowance	
<b>COUNTER TOPS:</b>	[Brand name and style]	
<b>BACKSPLASH:</b>	[Brand name and style]	
<b>PLUMBING FIXTURES:</b>	Commode to be [brand name] Sink and shower faucet allowance:	

Sink: [Brand name and model]

**MISC:**

Shower tile allowance material & labor  
Shower enclosure / tub enclosure

**BEDROOM # 3**

**SIZE OF ROOM:**

Dimension of Room

Square feet

**SIZE OF CLOSET ROOM:**

Dimension of Room

Square feet

**DOORS:**

Style [Brand name and model]

Enamel/Stain

**FLOORING:**

Allowance for material/labor (wood or carpet)

**CEILING:**

Style of texture and paint

**WALLS:**

Style of texture and paint

**CASING:**

[Brand name and model]

Enamel/Stain

**BASE:**

[Brand name and model]

Enamel/Stain

**CEILING MOLD:**

[Brand name and model]

Enamel/Stain

**MISC:**

Light & fan; also hardware see allowance  
Built In desk and bookshelves

**BATHROOM # 3**

**SIZE OF ROOM:**

Dimension of Room

Square feet

**DOORS:**

Style [Brand name and model]

Enamel/Stain

**FLOORING:**

Allowance for material/labor (tile)

**CEILING:**

Style of texture and paint

**WALLS:**

Style of texture and paint , Wallpaper material & labor allowance:

**CASING:**

[Brand name and model]

Enamel/Stain

**BASE:**

[Brand name and model]

Enamel/Stain

**CEILING MOLD:**

[Brand name and model]

Enamel/Stain

**CABINETS:**

Style, height, hinges, door and drawer panels, feet,  
undermount or drop in sinks

Enamel/Stain

**HARDWARE:**

See hardware allowance

**LIGHTING:**

One wall light/vanity & one light/vent combo.  
See lighting allowance

**COUNTER TOPS:**

[Brand name and model]

**BACKSPLASH:**

[Brand name and model]

<b>PLUMBING FIXTURES:</b>	Commode to be [brand name] Sink and shower faucet allowance: Sink: Integral processed marble
<b>MISC:</b>	Shower tile allowance material & labor Tub and Shower Enclosure type and style

#### **BEDROOM # 4**

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (wood or carpet)	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>MISC:</b>	Light & fan; also hardware see allowance Built in cabinets and bookcases	

#### **BATHROOM # 4**

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (wood or carpet)	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint, Wallpaper material & labor allowance:	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Style, height, hinges, door and drawer panels, feet, undermount or drop in sinks	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	One wall light/vanity & one light/vent combo. See lighting allowance	

<b>COUNTER TOPS:</b>	[Brand name and model]
<b>BACKSPLASH:</b>	[Brand name and model]
<b>PLUMBING FIXTURES:</b>	Commode to be [brand name] Sink and shower faucet allowance: Sink: undermount or drop in (brand name)
<b>MISC:</b>	Shower tile allowance material & labor Tub and Shower Enclosure type and style

### **BEDROOM # 5**

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (wood or carpet)	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>MISC:</b>	Light & fan; also hardware see allowance Built in desk or bookcases	

### **BATHROOM # 5**

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (tile)	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint ,Wallpaper material & labor allowance:	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>CABINETS:</b>	Style, height, hinges, door and drawer panels, feet, undermount or drop in sinks	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance [Brand name and model]	

<b>LIGHTING:</b>	One wall light/vanity & one light/vent combo. See lighting allowance
<b>COUNTER TOPS:</b>	[Brand name and model]
<b>BACKSPLASH:</b>	[Brand name and model]
<b>PLUMBING FIXTURES:</b>	Commode to be [brand name] Sink and shower faucet allowance: [Brand name and model] Sink: [Brand name and model]
<b>MISC:</b>	Shower tile allowance material & labor Tub and shower enclosures brand and style

## UTILITY

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>DOORS:</b>	Style [Brand name and model]	Enamel/Stain
<b>FLOORING:</b>	Allowance for material/labor (tile)	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model].	Enamel/Stain
<b>CABINETS:</b>	Style, height, hinges, door and drawer panels, feet, undermount or drop in sinks – Refrigerator – Freezer – Clothes – Pantry – Ironing Center – Gift wrap – Broom Closets	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	See lighting allowance Ceiling, over counter, under counter lighting	
<b>COUNTER TOPS:</b>	Style and top	
<b>BACKSPLASH:</b>	Style and type	
<b>PLUMBING FIXTURES:</b>	Sink and faucet allowance: undermount or drop in	
<b>MISC:</b>	Wet hanging area – dog washing area – pantries	

## GARAGE

<b>SIZE OF ROOM:</b>	Dimension of Room	Square feet
<b>GARAGE OPENING SIZE:</b>	Number of Spaces and Size of each space	
<b>GARAGE DOORS:</b>	Allowance and Style (Brand and Model)	Enamel/Stain

<b>SIZE OF CLOSET ROOM:</b>	Dimension of Room	Square feet
<b>FLOORING:</b>	Concrete – flooring treatments	
<b>CEILING:</b>	Style of texture and paint	
<b>WALLS:</b>	Style of texture and paint or OSB over firewall sheetrock	
<b>CASING:</b>	[Brand name and model]	Enamel/Stain
<b>BASE:</b>	[Brand name and model]	Enamel/Stain
<b>CEILING MOLD:</b>	[Brand name and model]	Enamel/Stain
<b>HARDWARE:</b>	See hardware allowance	
<b>LIGHTING:</b>	Ceiling, over counter, undercounter See lighting allowance	
<b>MISC:</b>	Plumbing for Work Sink Storage Cabinets Work space, work benches Landscaping equipment storage	

**Caprock Custom Construction, Inc.**  
**SPECIFICATIONS AND ALLOWANCES FOR:**

**DATE:**

**ADDRESS:**

**LEGAL:**

**GENERAL  
CONSIDERATIONS**

Purchaser is given dollar allowances to finish certain items as noted on the following pages. These allowances are the basis on which your home was priced. The individual amounts are cumulative to one amount. That is, a cost priced. The individual amounts are cumulative to one amount. That is, a cost savings on one item can apply to a cost overage on another. The direct cost reduction may not be an actual gain in total spendable due to indirect cost outlays for preparation work. The total cost savings on one item can apply to a cost overage on another. The of all allowance items is applied to the cumulative allowance total. A total cost savings is a direct credit to the purchaser.

**All changes, alterations or additions will be done at purchaser's expense and only after a change order is executed by both parties.**

**SITE WORK**

**DEMOLITION:** Remove any trees necessary for construction of home. Take special pre- cautions to protect other existing trees. Any other clearing or

removal to be included in Landscape Contract

**EXCAVATION:**

Excavate and fill as necessary for placement of building.

**GRADING:**

Grade yard for proper drainage as necessary. Other final grading to be included in Landscape Contract.

**SITE DRAINS:**

Drains to control surface water in landscaped areas to be included in Landscape Irrigation Contract.

**SITework:**

Pool/spa allowance:  
Fence allowance:  
Irrigation allowance:  
Landscape allowance:

**FOUNDATION**

**DESIGN:**

Pier and beam or Post tensioned slab on piers. To be designed by structural engineer.

**MATERIALS:**

Cement will conform to ASTM C-150 type 1.

Aggregate will conform to ASTM C-33-54T with maximum size of 1 1/2".

28 Day compressive strength: 3000 psi

**OTHER:**

To conform to International Building Codes.  
See plan for elevation.

**FLAT  
CONCRETE**

To conform to City Municipal requirements and Landscape Plan

**DESIGN:**

See site plan

**MATERIALS &  
REINFORCING:**

To conform to International Building Codes.

**FINISH:**

Front porch:  
Covered terrace:  
Front drive:  
Garage drive:

**MASONRY**

**BRICK:**

[brand name] Color, Style, Size

**STONE:**

**CAST STONE:**

**MORTAR:**

Color, finish

**WALL TIES:**

Galvanized corrugated steel ties, at one and two story veneers placed maximum 16" vertical and 32" horizontal apart.

**FIREPLACES:**

See drawings for fireplace locations and size. Interior fireplace design as per room finish.

Fireplaces to be [brand name and model #]

**METALS**

**STRUCTURAL:**

Conform to ASTM A-36. Provide with shop coat.

**GUTTERS:**

Metal \_\_\_\_\_. Provide \_\_\_\_\_downspouts as required. \_\_\_\_\_ downspout size. Seal all corners. Miter all corner intersections.

**FRAMING MATERIAL**

**BOX SILL/RIM**

Treated bottom plates.

**JOIST:**

Treated bottom plates / other plates fir.

**PLATES:**

2 x 12 #2 yellow pine. 16" on center or TJI trusses or open web 14" trusses

**2ND FLOOR**

2 x 6 and 2 x 8 yellow pine or as needed for span. 16" on center

**JOIST:**

2 x 6 or 2 x 8 fir or as needed for span 16" or 24" on center; brace per code

**CEILING JOIST:**

2 x 12 #2 yellow pine "sandwiched with OSB"

**RAFTERS:**

**1st FLOOR**

2 x 6 #2 yellow pine "sandwiched with OSB"

**HEADERS:**

**2nd FLOOR**

2 x 8, 2 x 6 & 2 x 4 finger joint 16" on center

**HEADERS:**

Conform to City Code

**WALL STUDS:**

**MISC.**

4 x 8 x 1 1/8 T & G Waterproof

**STRUCTURAL:**

4 x 8 x 7/16 OSB w/ Tech Shield Radiant Barrier

**2nd FLOOR**

**DECKING:**

**ROOF**

**DECKING:**

4 x 8 x 7/16 OSB

**SHEATHING:**

Tyvek TO COVER  
EXTERIOR  
SHEATHING

**Sheathing**

**SIDING:**

Hardi-Board

**FACIA:**

Hardi-Board

**SOFFITT:**

Hardi-Board

**MISC.**

Hardi-Board

**EXTERIOR**

**TRIM:**

To conform to all International Building Codes

**OTHER:**

**OTHER:**

**OTHER:**

**FINISH**

**CARPENTRY**

**TRIM:**

See room finish schedule

**CABINETS:**

All custom cabinets, vanities, built-ins, and shelving will be of wood / MDF materials as specified in room finish schedule.

**OTHER:**

Cabinet doors: Square flat panel/ w applied plaques with Youngdale or European concealed hinges.

**INSULATION**

**ATTIC:** R-30  
**EXTERIOR WALLS:** R-13  
**FLOORS:** R19 between floors, Under upstairs baths  
**OTHER:** R-13 powder baths. Take care to sound proof plumbing from living areas.

**ROOFING**

**MATERIAL:** 30 year composition: Timberline or Equal.

**SHEETMETAL**

**FLASHING:** All flashing, valleys, etc. 26 gauge galvanized iron.

**EXTERIOR DOORS**

Pre-Primed 6080 Metal doors with upper lites

**DESIGN:** See plans for design and details.  
**OTHER:** Front door to be \_\_\_\_\_. Other doors to be wood/solid mdf.  
**FRONT DOOR ALLOWANCE:**

**GARAGE DOOR**

**DESIGN:** See plans. Metal panel doors.

**WINDOWS**

**TYPE:** [Brand name] insulated glass wood windows and [brand name] metal windows. LO E is a must

**FINISH  
HARDWARE**

**ALLOWANCE:**

For all entry sets; door knobs & locks, cabinet pulls, knobs & special inserts or equipment; house number & mailboxes; bath accessories and any other special finish hardware.

**WEATHER-  
STRIPPING**

Brass strip at front door. Brass threshold at front door. Anodized threshold and weather-strip at other exterior doors or as provided with unit.

**GLASS AND  
GLAZING**

**EXTERIOR  
DOORS &  
WINDOWS:** Factory glazed

**MIRRORS:** All mirrors will be regular plate glass over vanities. Master bath to have trimmed in frame.

**SPECIAL:  
ALLOWANCE:** Frame mirror in powder bath.

**PAINTING /  
DRYWALL**

**EXTERIOR:** Exterior colors to be selected by owner. Verify manufacturer's numbers and swatches before proceeding. Provide samples as reasonably requested.

**EXTERIOR  
WOOD:** 2 Coats exterior latex

**EXTERIOR  
DOORS:  
FERROUS  
METALS:  
GALVANIZED  
METALS:**

3 coats exterior oil base or stain  
Prime coat + 2 coats exterior latex  
primer, 1 coat exterior

**INTERIOR:**

Standard is 3 colors in interior. Additional color changes or special finishes will result in additional charges (100.00) by painter to be paid by purchaser unless otherwise noted on room finish schedule.

**INTERIOR  
TRIM:  
INTERIOR  
DOORS:  
CABINETS:  
DRYWALL:  
PANELING:  
SPECIAL  
FINISHES:**

Undercoat + 2 coats semi-gloss enamel  
Undercoat + 2 coats semi-gloss enamel or 1 coat stain with 2 coats lacquer  
Same as interior doors  
2 coats interior latex  
1 coat stain with 2 coats of lacquer  
See room schedule

**DRYWALL:**

1/2" gypsum board, tape, float as needed, and texture. Orange peel texture is standard. See room finish schedule for special finishes.

**CERAMIC TILE**

Tub and shower selections to be [brand name] or equal.

See room finish schedule for special applications, selections and allowances.

**COUNTER  
TOPS**

See room finish schedule

**KITCHEN:  
BUTLER'S  
PANTRY:  
VANITIES:  
UTILITY:  
BAR:**

[Brand name and type] (standard color)  
[Brand name and type] (standard color)  
[Brand name and type] (standard color)  
Plastic laminate  
Wood

**WALLCOVERIN  
GS**

**ALLOWANCE:**

See room finish schedule

Allowances includes all labor, materials, freight and taxes on any and all special wallcoverings.

**FLOORING**

**ALLOWANCE:** See room finish schedule

Allowances includes all labor, materials, freight and taxes on any and all special floor coverings.

**APPLIANCES**

To be selected

**ALLOWANCE:**

**AUTOMATIC  
GARAGE DOOR  
OPENERS**

By [brand name] or equal

**SECURITY  
ALARM  
SYSTEM**

**ALLOWANCE:** Digital entry system with detectors at all window & door openings

**MUSIC AND  
INTERCOM  
SYSTEM**

**ALLOWANCE:**

**PLUMBING**

**WATER SUPPLY:** Copper lines - provide brass cut-off valves. Install in box.

**WASTE LINES:** PVC

**GAS LINES:** Install gas fireplace starters and to other gas equipment. Install gas for grill.

**FIXTURES &  
FITTINGS:**

**KITCHEN SINK:** [Brand name and model]

**KITCHEN VALVE:** [Brand name and model]

**KITCHEN OTHER:** [Brand name and model]

**UTILITY SINK:** [Brand name and model]

**BAR SINK:** [Brand name and model]

**POWDER BATH:** [Brand name and model]

**COMMODE:** [Brand name and model]  
**SINK:** [Brand name and model]

**MASTER BATH:** [Brand name and model]

**COMMODE:** [Brand name and model]  
**SINKS:** [Brand name and model]  
**SHOWER:** Compo-seal pan [Brand name and model]  
**TUB:** [Brand name and model]

**BATHS #2, #3,  
#4 & #5**

**COMMODE:** [Brand name and model]  
**SINK:** [Brand name and model]  
**TUB:** [Brand name and model]

**WATER  
HEATERS:** See plan for locations.

**SIZE:** Three (3) 50 gallon (Recommend upgrading to Rinnai Tankless Systems)  
**TYPE:** [Brand name and model]

**HEATING AND  
A/C**

[Brand name] zoned system with gas furnace and electric high efficiency cooling. To conform to all City Building Codes. 2 zones downstairs and 1 zone upstairs.

**ELECTRICAL**

**ALLOWANCE:** For all , fans, exhaust fans and recessed lights. See plans for locations. Wiring to conform to City Building Codes.

**OTHER:** Provide electrical for irrigation system and security system.

**Caprock Custom Construction, Inc.**  
**PLAN REVIEW**

PLAN #

NAME:

ADDRESS:

LOT & BLK:

LOCATION:  
REVIEW  
DATE:

**ITEMS TO VERIFY**

---

- 1. Check overall plans + location of house, fence and all flatwork (driveways, sidewalks) on plot plan.
- 2. Check for all existing trees to be removed or saved and check for any necessary tiewalls.
- 3. Verify all door sizes and which direction they open or swing.
- 4. Verify all fireplace designs, types and hearth heights (check chimney type).
- 5. Check for shower head locations and heights in all bath rooms.
- 6. Verify all types of faucets, sinks and commodes (check for clearance for special commodes).
- 7. Verify all locations for hose bibs and gas outlets (outside), and special plumbing (inside).
- 8. Verify all special wiring for stereos, computers etc. & locations of lights, fans, switches & floor plugs.
- 9. Verify locations for all telephone lines and if you need special wiring for additional lines.
- 10. Verify the type and design of all cabinets throughout the house.
- 11. Verify all types and locations for base, casing, crown molding and any other special trims

**NOTES FROM REVIEW**

This row and the rows below are unprotected to allow you to make notes.

- B.
- C.
- D.
- E.
- F.

INITIALS

---

---

---

---

**Caprock Custom Construction, Inc.**  
**FOUNDATION REVIEW**

NAME:

ADDRESS:

LOT & BLK:

LOCATION:

REVIEW

DATE:

**ITEMS TO VERIFY**

---

- 1. Have you picked your brick selection? This is normally a long lead item.
- 2. Have you picked all your color selections and types of appliances, fixtures etc?
- 3. Verify all plumbing and hose bib locations.
- 4. Verify all floor plug locations and check for any other special electrical requirements.
- 5. Verify locations for all flatwork (sidewalks, driveways and special patios).
- 6. Verify the position of your home and make sure it agrees with the plot plan.

**NOTES FROM REVIEW**

This row and the rows below are unprotected to allow you to make notes.

- B.
- C.
- D.
- E.
- F.
- G.
- H.
- I.
- J.
- K.
- L.
- M.
- N.
- O.
- P.

**INITIALS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Caprock Custom Construction, Inc.**  
**FRAMING AND ROUGH-IN REVIEW**

NAME:

ADDRESS:

LOT & BLK:

LOCATION:

REVIEW

DATE:

**ITEMS TO VERIFY**

---

- 1. Have you finalized all of your color and appliance selections?
- 2. Walk the house frame with your blue prints looking for possible errors and bowed walls.
- 3. Verify that all locations for lights, fans, wall switches are exactly where you want them.
- 4. Verify that all locations for security key pads and motion detectors are exactly where you want them.
- 5. Verify that all TV, phone jacks and stereo speakers are exactly where you want them.
- 6. Verify locations are correct for all fireplaces and verify the hearth heights.

**NOTES FROM REVIEW**

This row and the rows below are unprotected to allow you to make notes.

- B.
- C.
- D.
- E.
- F.
- G.
- H.
- I.
- J.
- K.
- L.
- M.
- N.
- O.
- P.

**INITIALS**

---

---

---

---

**Caprock Custom Construction, Inc.**  
**TRIM AND PAINT REVIEW**

NAME:

ADDRESS:

LOT & BLK:

LOCATION:  
REVIEW  
DATE:

**ITEMS TO VERIFY**

---

- 1. Have you finalized your landscaping plan?
- 2. Locate and verify all hardwood, vinyl, tile and carpet areas and where they start and end.
- 3. Verify all rooms for location and types of trim including fireplace mantles.
- 4. Verify exactly what walls throughout the house will be painted special colors.
- 5. Verify exactly what walls throughout the house will be textured and wallpapered.

**NOTES FROM REVIEW**

This row and the rows below are unprotected to allow you to make notes.

- B.
- C.
- D.
- E.
- F.
- G.
- H.
- I.
- J.
- K.
- L.
- M.
- N.
- O.
- P.

**INITIALS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Caprock Custom Construction, Inc.**  
**PRE-CLOSING WALK THROUGH AND REVIEW**

**NAME:**

**ADDRESS:**

**LOT & BLK:**

**LOCATION:  
REVIEW  
DATE:**

***ITEMS TO VERIFY***

---

- 1. Check all walls, ceilings, doors, moldings and cabinets for quality texture, paint and stain.
- 2. Check all cabinets, entertainment centers and bookcases for alignment and door/drawer operation.
- 3. Check all counter-tops in kitchen and baths for scratches and proper caulking to walls.
- 4. Check all doors including exterior doors for proper fit and adjustment.
- 5. Check all floor coverings including carpet, hardwood, vinyl and tile for proper installation and quality.
- 6. Check all windows for proper operation and for any frame damage.
- 7. Check all fireplaces for proper masonry work and hearth design.
- 8. Check all plumbing fixtures by running water for at least 15 minutes to check for leaks under cabinets.
- 9. Check and operate all electrical switches, lights and fans for proper operation.
- 10. Check all appliances for proper operation including the dishwasher.
- 11. Check operation of all smoke alarms.
- 12. Verify operation of security system.
- 13. Verify that all manuals & warranties for appliances, fixtures, security system & plumbing are available.
- 14. Check entire lot for proper drainage and landscape installation.
- 15. Verify that all operational windows have screens.

**Caprock Custom Construction, Inc.**  
**PRE-CLOSING WALK THROUGH AND REVIEW**

**NAME:**

**ADDRESS:**

**LOT & BLK:**

**LOCATION:  
REVIEW  
DATE:**

***ITEMS TO VERIFY***

---

- 16. Check the operation of the garage door openers and remote controls.
- 17. Check operation of all hose bibs.
- 18. Check for proper installation of gutters and down spouts.
- 19. Check all outside brick work and siding for installation and quality.
- 20. Verify all addresses for utilities and when they need to be put in your name.

***ITEMS TO BE CORRECTED***

---

- A)
- B)
- C)
- D)
- E)
- F)
- G)
- H)

**Caprock Custom Construction, Inc**  
**PRE-CLOSING WALK THROUGH AND REVIEW**

NAME:

ADDRESS:

LOT & BLK:

LOCATION:  
REVIEW  
DATE:

SHEET 3 of 3

***ITEMS TO BE CORRECTED***

---

- I)
- J)
- K)
- L)
- M)
- N)
- O)
- P)
- Q)
- R)
- S)
- T)

**INITIALS**

BUYER: \_\_\_\_\_

BUYER: \_\_\_\_\_

BUILDER: \_\_\_\_\_

I THE BUYER AGREE THAT ALL ITEMS ARE CORRECTED TO MY SATISFACTION: \_\_\_\_\_