

Caprock Custom Construction, Inc.

SAMPLE SPECIFICATIONS FOR A CUSTOM HOME

EXTERIOR FEATURES

- **Custom Luxury Home Plan designed for Tree'd Lot; Lovely Views of trees or Lake, Excellent approach views from all sides, Beautiful Setting as built**
- **(3) Old World Gothic Windows**
- **Old World European Facade with multilayered cast stone, custom blend of stone, stone water table and custom historical brick**
- **Three Decorator Designed Fireplace Stone and Brick Chimneys with European Chimney Pots**
- **Custom Wood Windows and Doors with Decorator chosen Color; for lots of light and view angles to take advantage of this beautiful setting.**
- **Custom Designed 4' x 0" x 8' x 0" x 2 1/4" thick Entry door with Designer hardware**
- **Covered Exterior Rear Out Door Living Area with Masonry Wood/Gas Fireplace, Party Sink and Gas Grill facing a natural wooded area**
- **Copper Clad Bay Window**
- **(3) Lighted Mature Pecan Trees**
- **2 Designer garage doors with torsion steel spring balances**
- **Two electronic digital multi-garage door openers**
- **Designer Exterior Gas lights for front entry and Porte Cochere**
- **Beautifully Complex Roof Lines Designed for "Curb Appeal" from all viewing angles, 40 Year Elk Capstone Roof**
- **Mailbox with Lighted Neighborhood Specific address block**
- **4 Car Garage with plenty of attic storage space above**

- **Space for Garage Workbench area, storage shelving and Landscaping equipment**
- **Insulated, Sheetrock Finished and Painted Garage Interior**
- **(3) Custom Hammered Wrought Iron Planter Boxes**
- **Drive Though Porte Cochere**
- **Estate Size Circular Driveway**
- **Cast Stone Surrounds and One custom accent piece above Porte Cochere**
- **Exterior Xmas lights pre-wired under eaves**
- **Prewired Pool / Exterior Power Panel for future use**

ENERGY EFFICIENCY

- **Weathershield Wood/Clad, Dual pane, low E-Glass insulated windows**
- **Thermostatically Controlled, Electric Attic Ventilation Fans**
- **(5) Digital *Evolution* Thermostats, 5 Zone, Variable Speed with Humidity Settings, 15 ton, 13 seer unit – 14 seer efficiency, AC/Heating System with upgraded mf20 5” media filters**
- **High Efficiency *Evolution* System Two Stage Gas Heat**
- **R-13 Fiberglass batts in exterior, interior walls and between floors**
- **R-30 Fiberglass blown in attic**
- **Radiant Barrier Insulated Roof Sheathing**
- **Poly-Wrap / Poly-Ceil**
- **Tyvek House Wrap over 7/16” OSB wall sheathing**
- **FIVE Rinnai High Efficiency, Gas, Tankless, Hot water heaters**
- **Nestled in Mature Trees for Shading in Summer**
- **(3) Timer controls for Xmas lights, Front Accent Lights, Rear Accent lighting**

LANDSCAPING –

- **Professionally designed landscape**
- **Neighborhood Gas Lights and accent lighted front elevation**
- **Programmable sprinkler system**
- **Established grass front and sides of house**
- **Hand chiseled stone bench**
- **Established trees in a natural setting**

OUTDOOR ENTERTAINING

- **Custom Stone Base Cabinet with Viking Gas Grill, “Patio Bar” outdoor sink**
- **Outdoor (Real Masonry) Isokern Fireplace with raised hearth**
- **Pool Bath Door (access to outdoor area)**
- **Outdoor Living Patio**
- **Speakers and Sound Control**
- **Ceiling Fan**
- **Landscape planning with Space Reserved for Pool and Spa (pool or spa not included)**

DINING, ENTRY, FOYER

- **Grand Staircase with Old World Chandelier centered in a plaster cove lighted dome, custom designed Estate Metal Balusters and full hand scraped wood stair treads**
- **Beautiful Foyer Entrance**
- **Designer Groyne Ceiling on Butlery from Dining Room**
- **Designer Custom Display Cabinet in Butler**
- **Wainscot Paneling and Chair Rail in Dining**
- **Wide Arched Plaqued Openings with Cartouches above**

- **Estate Moldings and Special Textures**
- **Designer Painted Groyne's in Dining**
- **Hand Scraped 5" White Oak Wood Floors**
- **Entry Foyer Speakers**

KITCHEN, BREAKFAST, GREAT ROOM

- **Custom milled, hand finished hardwood cabinets with Designer special features such as Old World Corinthian Capitals, Dentil and Fluted moldings, hand hewn custom Alder Beams, raised and glass insert panels, custom solid wood cabinets, cabinet doors and large eating bar, hidden spice and towel racks, estate trim package**
- **Gourmet Appliance Package**
 - 48" SUBZERO Side x Side Refrigerator with Ice/Water**
 - Viking Single Convection Oven**
 - Viking 48" Professional Range and griddle**
 - Viking Warming Draw**
 - (2) panel ready 4 Cycle Dishwasher**
 - Microwave**
 - (2) Disposals**
 - (2) Wine Chillers, icemaker located in bar**
- **Designer Custom Double Vent-a-hood, with Pot Filler below vent-a-hood**
- **Designer Kitchen cabinets with Granite Counter Top, designer splash**
- **Designer double compartment sink with granite surround**
- **(2) Hidden Spice racks, (1) Hidden Towel Rack**
- **Custom Fruit/Vegetable baskets**
- **Full panel Glass door to pantry**
- **Approximately 20 Square feet Custom Knotty Alder Center Island with sink and disposal, granite counter top**
- **Approximately 10 linear foot seating Bar , granite counter top**
- **10 Foot Ceiling, trimmed with knotty alder hand hewn beams**

- **Under-counter and over cabinet fluorescent lighting**
- **Hand Scraped 5” White Oak Wood Floors**
- **Sound system Controller**
- **Custom Finishes on selected cabinets**
- **Designer Oil Rubbed Bronze fixtures**
- **Lighted Pantry**
- **Built In Coat Closet under stairs in entry hall**
- **Designer Chandelier in Great Room**
- **Alder Bookcase Built-in Entertainment Center (option) for Big Screen w/surround speakers installed (TV not included any, TV Built-In Cabinet Work not included)**
- **Built in Book cases**
- **Designer Plaster Fireplace Surround with Custom Full Masonry Fireplace, electrical outlet**
- **Hand Distressed 5” White Oak Hardwood Floors**
- **Exposed Beam Cathedral Ceiling in Great Room, Kitchen and Breakfast Nook**
- **Juliet Balcony with custom designed Estate Metal Balusters**

BUTLERS PANTRY

- **Groyne Ceiling**
- **Designer Custom Lighted China Cabinet with Old World Finish Details**
- **Designer Marble counter top**
- **Hand scraped 5” White Oak hardwood floors**
- **Mini-chandelier with dimmer**

WINE GROTTTO

- **Hand-forged Wrought Iron Gate with elevated entry**

- **Custom Faux Interior, heavy texture**
- **Chiseled Travertine stone tile floor**
- **2 Wood Wine Racks – Custom Built**
- **1 custom designed wine cabinet**
- **2 wine chillers**
- **Cove lighting**
- **Custom textured finish**

PUB

- **Designer Custom Side Bar with Granite Counter top**
- **Old World distressed wood walls**
- **Bar Sink and Fixtures**
- **Designer Lighted Coved Ceiling**
- **Chiseled Travertine stone tile floor**
- **Ceiling Fan**
- **Kitchen Aid Ice Maker 25 lb holding capacity**
- **Double Masonry fireplace (see through)**

MEDIA ROOM

- **Pre-wired (no equipment) for surround sound Home Theater**
- **Multi Level Seating area (no chairs provided) with electrical rewiring.**
- **Decorative Lighted Patterned walls and ceiling, designer carpets**
- **Equipment room**
- **Upscale Carpet and paint**

MASTER SUITE & BATH

- **Tray Ceiling with Cove Lighting in Master Bedroom**
- **Groyne Entry with Designer Solid Knotty Alder entry doors and**
- **Fireplace (Gas logs) with Designer Custom mantel in Master Bedroom**
- **Designer Colored Jacuzzi Bathtub, Sinks, toilet (Biscuit)**
- **Designer Faucet Fixtures Oil Rubbed Finish**
- **5.5 Foot Jacuzzi with Whirlpool System, Marble surround and splash**
- **14 Foot Open Turret Shower with Scone Lighting**
- **Custom Turkish Limestone shower with designer Rain Head and Body Spray fixtures**
- **Side bench seat in Master Shower**
- **His and Hers Master Closets with custom cabinets and dressing mirrors**
- **Turkish Limestone tile floor (bath), Carpet in Master and Closets**
- **Designer Porcelain sinks**
- **Designer Dressing Table, Custom Cabinetry - Makeup -Vanity**
- **Custom Trim Mirror Surrounds, multiple lighting levels**
- **Marble counter tops for vanities**
- **Estate Moldings**
- **Estate Custom Cabinetry with Estate moldings**
- **Bedroom fireplace, remote controlled**
- **TV prewired in Master Bath (tv not included)**
- **Bedroom Bay Window (Great Views) alcove overlooking back yard and natural wooded area**

GUEST BEDROOM

- **Ceiling Fan with Medallion**
- **Walk-in closet with carpet in bedroom and closet**
- **Designer windows, Great Views**

GUEST BATHROOM

- **Designer Colored Toilet , Sink and Travertine Shower**
- **Vessel Sink, in Designer antiqued cabinet**
- **Oil Rubbed plumbing fixtures**
- **Custom Designer Accent Cabinets with hand carved details**
- **Overhead Custom Designer Accent Linen closet and Clothes Hamper**
- **Travertine Tile floor**

READING NOOK – UPSTAIRS

- **Estate Hand stressed beam**
- **Gothic Window overlooking front entry**
- **5” Hand Scraped White Oak Wood Floors**

BILLIARDS / TEXAS HOLDEM CARD ROOM / GAME ROOM

- **Wonderful Views, Large Room with Copper Clad Bay Window Balcony**
- **Cathedral Ceiling with Estate Hand stressed beams**
- **Designer Wet bar**
- **Designer Custom Cabinetry upper Lighted Hutch and under counter fluorescent lights with custom lower rack cabinet**
- **Stem ware rack attached to upper cabinet (lit from behind)**
- **Prewired for TV and sound systems**

BATHROOM FOR GAME AND MEDIA ROOM

- **Designer Cabinetry**

- **Designer Vanities**
- **Oil rubbed plumbing fixtures**
- **Biscuit Colored sinks and commode**

UPSTAIRS BEDROOMS 3, 4, 5 with 2 Full BATHS AND ½ BATH – 1 Jack and Jill

- **Walk-in closets, carpet in rooms**
- **Estate crown mold**
- **Gothic Window in Bedrooms 3 and 4**
- **Custom Designer Cabinets with full Custom Moldings as downstairs**
- **Marble Vanities**
- **Oil rubbed plumbing fixtures**
- **Biscuit Colored sinks and commodes**
- **Travertine tub surround**
- **Overhead linen closet in commode area**
- **Study Nooks bedrooms 4 and 5**

LARGE UTILITY ROOM

- **Excellent lighting**
- **Built-in Custom Cabinetry**
- **Postal center and small office space**
- **Dog Shower with hand held sprayer, Wet Hanging area**
- **Travertine Tile floor**
- **Built in Utility Closet**
- **Built-in ironing board**
- **Plumbed for Electric Dryer**

- **Floor Drain under washing machine**

MUD ROOM

- **(5) Custom Lockers including separate Hat, Coat/Backpack and Shoe Storage**
- **Additional custom cabinetry for storage**
- **Seating Storage Cabinet**
- **Built in space for freezer**

POWDER / POOL BATH

- **Exterior Door entry**
- **Vessel Sink, in Designer antiqued cabinet**
- **Estate crown mold**
- **Door opening to rear patio & future Pool area & pub hallway**
- **Custom cabinetry above commode for towel storage**
- **Travertine Tile Floors**

STUDY

- **Great Views**
- **Distressed Hand scraped 5” White Oak hardwood floors**
- **Designer Walls - Alder picture-frame paneling**
- **Alder French “Napoleon doors”**
- **Designer Alder beams with Molding on ceiling.**
- **Custom Wall & cabinet embedded windows**
- **Custom Alder Enclosed Bookcases**
- **Storage Closet**
- **Custom built-in Designer Cabinetry (Unbelievably Detailed) w/Glass in doors**

- **Pre-wired for TV/Networking**
- **Masonry Fireplace with custom Mantel**

SPECIAL FEATURES

- **Custom Designed Home to Take advantage of the Natural Beauty of this Location.**
- **1" Water Meter and Fire Sprinkler System throughout**
- **Central Vacuum System throughout with Kitchen Dust Pan and Car Vacuum included**
- **Weathershield Wood Windows and Doors, Custom Colors**
- **5 Rinnai Tankless Hot Water Heaters**
- **Prewired for Lutron Lighting Starter Package**
- **Designer Knotty Alder Doors downstairs**
- **Designer Solid Doors Throught out the Home**
- **Custom Wood Entry Door 4'0 x 8'0 with speak easy**
- **Designer ceiling Fans and Door hardware**
- **2 Wet Bar's conveniently located throughout the Home**
- **Designer Sinks, plumbing fixtures throughout**
- **Estate Quality Cabinetry – cabinet grade plywood, solid stock wood faces, 100 lb. premium drawer glides, European Hinges, Hand Carved finish details with estate moldings and furniture cabinet feet on cabinets**
- **Old World dry stacked retaining walls and landscape**
- **Special Old World wall texture on walls and ceilings**
- **Designer 5" white oak hardwood floors**
- **Mud Room, conveniently located off of service entrance by the garage**
- **Decorative Light Switches throughout**

- **Pre-wired for Satellite, T.V., internet and phones**
- **Rear Patio exterior speaker system w/separate controls**
- **Smoke detectors**
- **Pre-wired for Home Theater Speaker System in Media and Great Room**
- **Outside Living Area with Fireplace, Grill, Party Sink**
- **Two-step 8" Baseboards, Custom base blocks and trim on all door units**
- **400 Amp Electrical Service**
- **100% Foam Exterior Insulated with all interior walls and between floors insulated with fiberglass for additional soundproofing**
- **Post Tensioned Foundation with Piers**
- **Stabilized Dirt for House pad (Engineered and injected prior to construction)**
- **Built with Engineered Open Web Trusses on 16 OC maximum**
- **Floor Sheathing using 1 1/8" T&G Plywood Glued, nailed and screwed down**
- **Mature Trees**
- **Termite treatment during construction (4 year warranty)**
- **Moldicide applied to areas around water pipes**

Builders Comments

This home was designed and constructed with the utmost attention to detail.

Prior to start of Construction; the soil was injected with 220,000 gallons of water and chemical (inert chemicals) to stabilize and hydrate the soil under the Home site. This was done over a period of a several weeks and was part of the Engineering Design for the Foundation. The Foundation is a pier and monolithic slab construction with post-tensioned cables and reinforcing steel.

The retaining wall was engineered, permitted and the design was as follows; 18+' Piers 12" in diameter staggered every 5 feet with a solid concrete 8" footing on top of the piers. The wall is cemented stacked stone on solid concrete footing with a dry stack veneer and a pea gravel backfill for drainage.

The Home construction is; platform wood framing on 16" centers for all exterior and interior walls, 100% OSB Exterior Sheathing with Tech Shield radiant barrier roof decking, 1 1/8" second floor decking that was glued, nailed and screwed to open web joists set on 16" centers. Extra blocking was installed for cabinetry, beams and trim. This is a heavy framing technique that results in a stiff, strong and relatively noise (creaks) free home.

The insulation was installed in every wall and ceiling; including all interior walls and the garage. This maximum insulation helps with your heating and cooling; as well as with interior noise in the home. Foam was used to seal all crevices as well. Weathershield Wood windows properly mounted and sealed, Radiant Barrier Decking, Tyvek Home Wrap, electronic controls; superior quality heating and cooling systems will support an overall lower cost of home operation.

The finish masonry veneer was installed using our custom mix of mortar. Our custom mortar mixture is a rigorous standard that we have used for years and results in superior adhesion and strength. The Stone and Historical Brick were selected by our designer to match with the windows, cedar trim and final paint

The Interior sheetrock has a Custom Texture on all walls and ceilings. The custom wood work, Custom arches, custom domes and custom stairs were built on the premises as a single unit. Full Fire Sprinkler protection is included.

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