

OUR FLOOR PLANS INCLUDE THE FOLLOWING ITEMS. IF YOU DESIRE ADDITIONAL AMENITIES, OR SPECIFIC UPGRADES TO MEET YOUR NEEDS, PLEASE CALL US AT 409-350-9004, OR EMAIL US AT KEITHDOWNSHOMES@YAHOO.COM AND WE WILL BE HAPPY TO QUOTE YOUR SPECIFIC PLANS.

- 10x10 treated pilings up to 26 foot long
- concrete slab (4 in) under home
- granite counter tops 5 builder package selections to choose from
- 2x12 floor joists under home
- 1 1/8" tongue and groove plywood subfloor
- framing on 16" or better centers
- 5/8" decking on roof
- owens corning or like asphalt 50 year roofing
- tyvek vapor barrier on siding
- 6 1/4" Hardee plank siding
- nine foot interior walls and ceiling (options may vary as per owner request)
- all copper electrical wiring 200 amp main capacity
- high efficiency heating and air conditioning with R8 ductwork
- tankless electric water heater
- fixture allowance: plumbing, electrical and hardware
- custom cabinets and trim work throughout home on most plans
- sheetrock walls and ceilings with several feature options
- upgraded insulation package
- vinyl windows insulated and dp50 rated
- flooring allowance specific to plan to choose your style
- stainless steel appliance package
(double door refrigerator, conventional range, dishwasher, & over the range microwave)
- sherwin williams paint inside and out - base color and trim included
- twia rate and inspected fema inspected to codes
- 3rd party or local municipality international residential code inspections
- 3rd party engineering design and inspections for texas department of insurance compliance
- 3rd party energy star inspections
- builders risk insurance (covered during entire build)
- flood insurance (covered during entire build)
- windstorm insurance (covered during entire build)

FOLLOWING ADDITIONAL SERVICES ARE AVAILABLE TO OUR CLIENTS:

- cargo lifts
- custom mirrors
- screened porches
- 12x12 pilings
- septic systems
- triple pin locking hurricane doors
- hurricane windows

CALL OR EMAIL US TODAY TO SEE WHAT EXCITING OPTIONS WE HAVE AVAILABLE FOR YOUR NEW HOME!