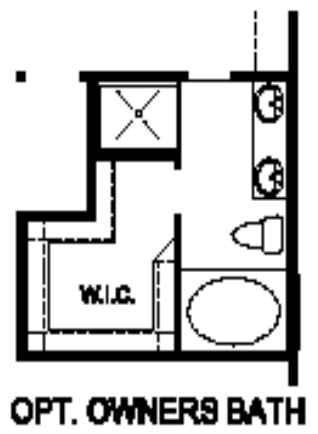
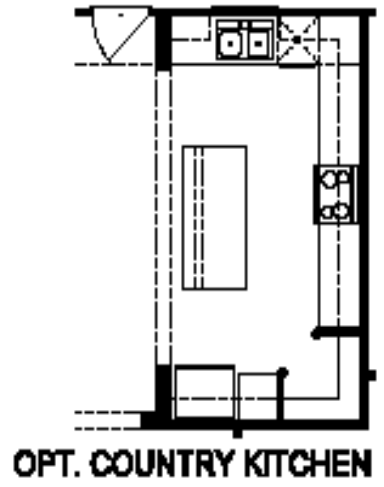
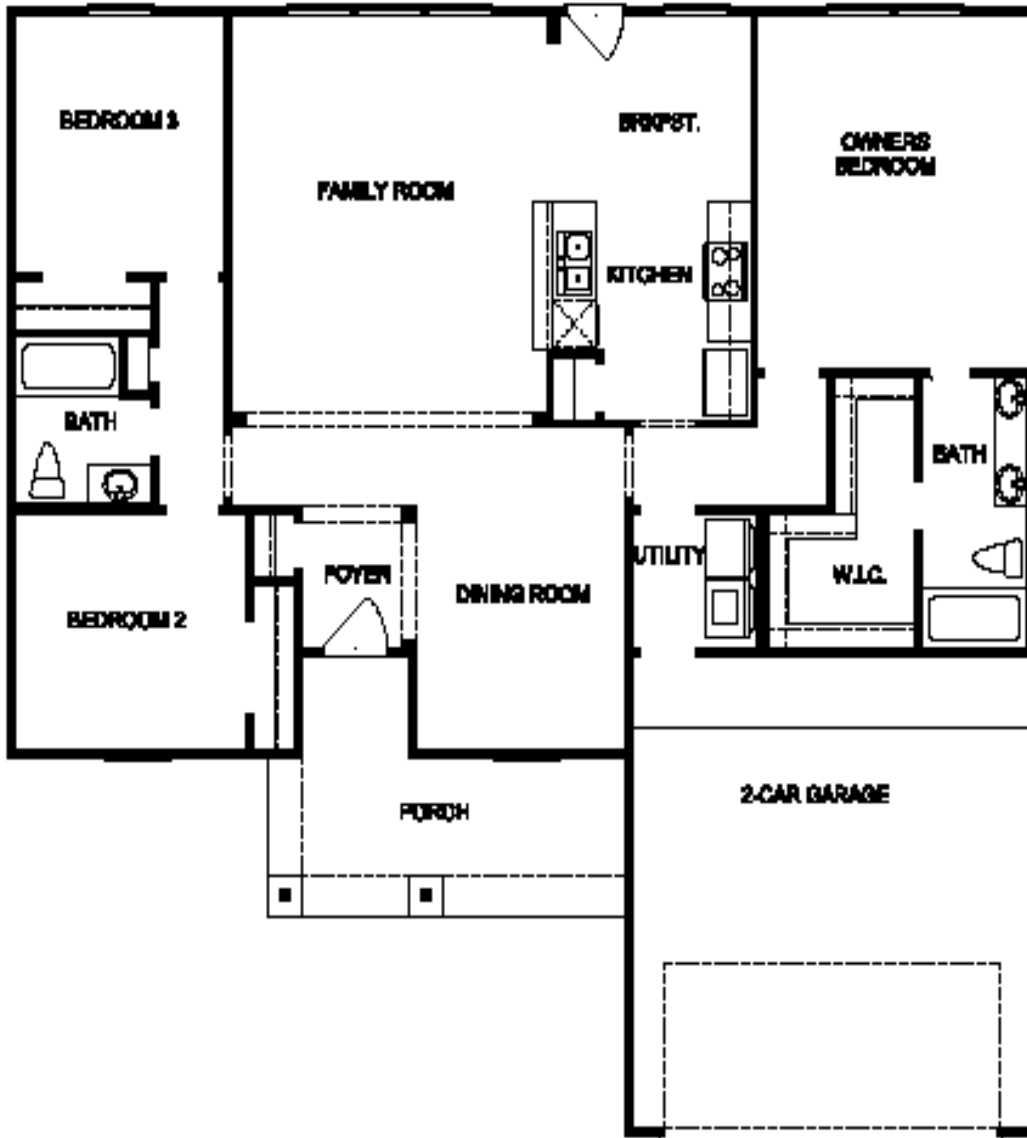




IMAGE BUILDERS

Simply Imagine...



PLAN 1456G



Homesites, pricing, specifications and designs may change without prior notice. Plans and elevations are an artist's conception and are not a representation of a completed house. Dimensions and square footages are approximate and may vary from the final product. www.imagebuilderstx.com.



IMAGE BUILDERS

Included Features Heritage Collection

Exterior Features

- Brick exterior three sides (per plan)
- Cast stone address block
- 25-year composition shingles
- **HARDI**-plank siding, soffit, and fascia
- Two exterior hose bibs
- Two weatherproof exterior outlets
- 6-foot wood privacy fence with gate
- Sod in front yard, 2 trees
- Steel overhead garage door
- Coach lighting at garage
- Front Gutters with 3' wraps at corners

Interior Features

- Ceiling fans in master and family room
- All other bedrooms blocked & wired for ceiling fans
- Raised panel interior doors
- Smoke detectors
- One carbon monoxide detector
- Prewired for garage door opener
- **KWIKSET** interior hardware with satin nickel finish
- Wood shelving with wood rods in closet areas
- Gas & Electric dryer connections in utility room
- Prewired for 2 cable and 2 telephone outlets
- Prewired for alarm system
- Tile in baths, kitchen, breakfast and utility room
- **PEX** Water Distribution System
- Choice of plush carpet w/quality pad

Structural Features

- Engineered post tensioned foundations
- **LP TECH SHIELD** roof deck
- Third Party Inspection Program
- Insulated plumbing exterior walls
- Copper Electrical wiring

Designer Kitchen

- Appliance package with electric or gas range, dishwasher, and hood vent choice of white or black finish
- Stainless steel double 6" sink
- 36-inch custom flat-panel finished cabinets with adjustable shelves, crown molding and hidden hinges
- Laminate countertops
- Garbage disposal
- Plumbed for ice maker at refrigerator

Money Savings

- **14 SEER** high efficiency HVAC units
- R-13 Batt insulation on exterior walls
- R-22 Batt insulation on raised ceilings
- R-38 Blown insulation on flat ceiling
- High Efficiency gas hot water heater
- Ridge vents with continuous soffit vents
- **HONEYWELL** digital programmable thermostat
- Double pane Low E windows
- Polyfoam sealant at all air infiltration points
- **ENERGY STAR** certified Builder
- **Dow Sill** seal between slab and exterior plate act as a gasket to minimize air and water infiltration from under outside walls.
- 10 year structural warranty, 2-year warranty on portions of homes major mechanicals, 1-year limited warranty on defects and workmanship.

Designer Baths

- Tile Flooring
- Elongated Toilet
- Tile surround at tub /shower area
- Laminant Counter top
- Pedestal sink at half bath (per plan)
- Brush nickel finish plumbing fixture



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