



IMAGE BUILDERS

## Included Features Signature Collection

### Exterior Features

- Brick exterior (per plan)
- Cast stone address block
- 30-year high definition shingles
- **James Hardie**-plank siding, soffit, and fascia
- Mahogany front door with leaded glass
- 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
- Two hose bibs

### Interior Features

- Varied slope and coffered ceilings(per plan)
- Ceiling fans in master and family room
- All other bedrooms blocked & wired for ceiling fans
- Raised panel interior doors
- Combo smoke & carbon monoxide detectors with battery backup
- 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
- Security system with keypad
- Tile in baths, kitchen, breakfast and utility room
- Crown moulding in entry, dining, formal living, and master bedroom
- Choice of plush carpet with quality pad

### Structural Features

- Engineered post tensioned foundations
- Third Party Inspection Program
- Insulated plumbing exterior walls
- Energy Star Builder
- 10 –year structural warranty, 2-year warranty on portions of your home's major mechanicals, and 1-year limited warranty on defects and workmanship

### Designer Kitchen

- Appliance package with electric or gas range, dishwasher, and microwave with choice of white or black finish
- Stainless steel double 6" sink
- 42-inch custom flat-panel oak finished cabinets with adjustable shelves with crown molding and hidden hinges
- Ceramic tile backsplash
- **Granite** countertops
- Garbage disposal
- Plumbed for ice maker at refrigerator
- **Moen** stainless faucet with pull-out sprayer

### 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
- Vinyl framed Double pane Low E windows
- Polyfoam sealant at all air infiltration points
- **ENERGY STAR** certified
- **Dow Sill** seal between slab and exterior plate act as a gasket to minimize air and water infiltration from under outside walls.
- **PEX** Water Distribution System
- **Tech Shield** radiant barrier roof decking

### 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
- Dual Vanities (per plan)
- Separate tub and shower



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. Effective 8/18/10. [www.imagebuilderstx.com](http://www.imagebuilderstx.com)



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