

# "A Practical Approach to Green Building"

The Falls at  
Clementson Ranch  
(210) 290-1645

## Your Home's Exterior Appeal

- \* Prestigious Entries with an **8' Mahogany Door**, Inlaid Glass Accent and **Kwikset** Oil Rubbed Bronze Handle and Deadbolt
- \* Beautiful Native **Water Conserving** Landscape Features and **Water Conserving** Turf Grass
- \* Low Maintenance Ext. Finish featuring **Acme** or **Hanson** Clay-Fired Brick or locally quarried Limestone and Stucco **on All 4 Sides**
- \* **Owen's Corning** 30 Year Weather wood Oakridge Pro 30 **Architectural** Roof Shingles
- \* Energy Efficient **Oil Rubbed Bronze, Sea Gull Lighting** - illuminating your yard and walk ways
- \* Embossed, 26 Gauge, **Raised Panel**, Overhead Garage Door Prewired for an Opener
- \* Water Faucets and Electrical Outlets Conveniently Located on the Front and Rear of Your Home

## You'll Love the Interior Finish Out

- \* 16 x 16 Ceramic Tile Floors in Your Entry, Kitchen, Breakfast, Master Bath, Powder Bath, Utility and all Secondary Baths
- \* **Shaw's** Environmental Series Carpet Sitting on Top of **Carpenter's** 3/8" Rebond Carpet Cushion
- \* Upscale Light Monterrey Texture on Walls and Ceilings Coated with **Sherwin William's Duration** Interior Paint
- \* 5 1/4" base moulding, 3 1/4" door casing, rounded drywall corners with the **garage finished** the same
- \* Arched 2 Panel Interior Doors with **Solid Core Doors** at the Master Bedroom, Utility, Garage and Powder Bath
- \* **Sea Gull's, Energy Star** rated Lighting Package to Include a **52" Ceiling Fan** in the **Family Room** and **Master Bedroom**
- \* All your Bedrooms are Blocked and Wired with 2 Switches for a light and ceiling fan
- \* Color and Style Coordinated Brushed Nickel Light Fixtures, Door Knobs, Door Stops, Door Hinges and **Moen bath accessories**
- \* 33" **Direct Vent** Gas Fireplace with Raised Hearth and Mantle Matching the Exterior Materials Used On Your Home

## A Master Suite You'll Enjoy Forever

- \* Spacious Master Suites with Over Sized Walk-in Closets Containing Multi-Rod and Shelf Configurations
- \* **Moen** Brantford High Arch Brushed Nickel Faucets set on an 8" spread
- \* **Moen** Brantford Brushed Nickel Towel Bars, Towel Rings and Paper Holder
- \* **3 cm Granite** Countertops with matching 1/2 Wall Caps, Shower Seat and Tub Window Sill
- \* Recessed Ceramic Tile Shower with Brushed Nickel Semi Frameless Shower Enclosure
- \* **Custom Made 3 1/2" Framed Beveled Mirror**
- \* Water Conserving Elongated Commode

## The Gathering Point in the Home - THE KITCHEN

- \* **36" Staggered Height** Upper Cabinets with **3" and 4" Crown Moulding**, Pop-outs at the Cook top and Refrigerator Space
- \* **3 cm Granite** Countertops, Full Tile Backsplash Including an Under Mount Stainless Steel Sink and **Moen** Faucet
- \* **GE** Built-in self cleaning oven, Gas Cook top, 5 cycle dishwasher, Built-in Micro and 2 speed **hood vented to the outside**
- \* Energy Efficient Recessed Airtight Can Lighting

## Energy Saving and Comfort Added Features

- \* **R38 Attic Insulation, R15 ext. wall Blown-In-Blanket Insulation, Radiant Barrier Roof Decking and Air Infiltration Sealant**
- \* **Atrium Low E Vinyl Windows**
- \* **OSB Exterior Wall Sheathing** with Moisture Barrier
- \* **Carrier High Efficiency 15 SEER HVAC, Variable Speed Fan, Honeywell (CPS) Programmable thermostat, Puron refrigerant**
- \* **Honeywell F-200 Media Air Cleaner**
- \* **Viega Pex Hot and Cold Water Distribution System**
- \* **High Efficiency Energy Star rated Gas Hot Water Heater**
- \* **Solid Core Doors** at the Master Bedroom, Powder Room, Utility Room and House to Garage

## Sound Construction - Peace of Mind

- \* Each Home is **Certified Green** by the **National Association of Home Builders**
- \* Each Home is **Certified Green** by **Build San Antonio Green**
- \* Each Home is **Certified Green** by **Energy Star**
- \* Each Home is Certified to be a **CPS Energy "Smart Energy" Home**
- \* A HERS score is calculated on each Home to ensure the Home meets the Energy Efficiency standards set out by **Build San Antonio Green, Energy Star** and the **National Association of Home Builders**
- \* Each Home's Foundation is engineered based on a **soil boring** taken from each home-site using a minimum of 3000 psi Concrete
- \* Each Home's Foundation Undergoes a **Cable Inspection** and a **Prepour Inspection** by the Structural Engineer
- \* Each Home is Registered with the TRCC and the **Foundation, Frame** and a **Final inspection** are conducted
- \* Each Home is Roof Frame, Structural Beam and Wind Brace Engineered and **inspected by the Frame/Wind Brace Engineer**
- \* Each Home has an **On-Site Insulation Inspection** performed by the **Energy Star** Certifier
- \* Each HVAC System is **Design Specifically** for each Home on Each Home-site taking in to Consideration the Orientation to the Sun and the amount of window exposure to the sun
- \* Each Home is **Performance Tested** to Ensure the HVAC System's **Duct Work is Tightly Sealed**
- \* Each Home under-goes a **Pressure Balancing Process** to ensure the HVAC System Performs as Designed
- \* Each Home is **Performance Tested** to Ensure the Exterior **Wall Construction is Tightly Sealed**
- \* Each Home has a **3rd Party Plumbing Inspection** performed for the **TNRCC**
- \* A Complete Home Owner **Warranty and Maintenance Manual** is Provided at Closing



Prices, terms, floor plans, specifications, home-site premiums and options are subject to change without notice or prior obligation. Floor plans, options, elevations and specifications may vary by community and home-site location. View preservation is not guaranteed. Square footages are approximate. The final purchase price will include adjustments for upgrade elevations, added options, home-site premiums, topography, utilities and/or setbacks. The location of the home on the home-site shall be determined by the builder. Not all plans will fit on every home-site. Availability is determined by the builder. Results of the home may vary depending upon occupant behavior. All homes are subject to prior sale. Rev. 4/2009

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