



Pre-priced Zillow plans with standard features

Limited Time Offer!

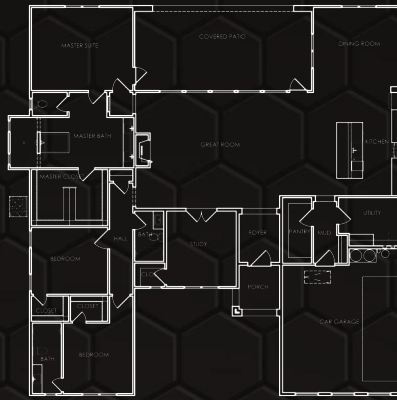
1% lender credit
applied to loan rate*

Promotion
Ends
June 30, 2025

210-494-1722
210-385-7158
info@adammichaelhomes.com
<https://adammichaelcustomhomes.com/>

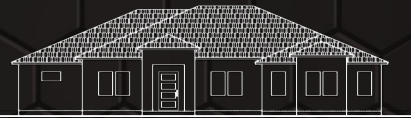
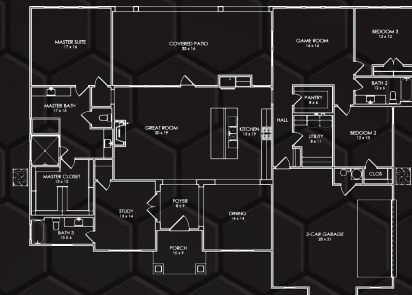
Adam Michael Custom Homes
4737 College Park, Suite 101
San Antonio, Tx 78249

*Adam Michael Custom Homes must be the builder and our preferred lender must be used.



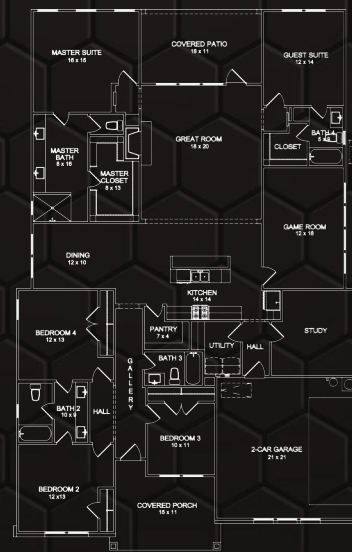
The Bloomfield

- 2953 = sq ft (1 story)
- 3 bedrooms / 3 bath
- Study
- Dining
- Oversized Family Rm & Covered Patio
- 2 car garage



The Cypress

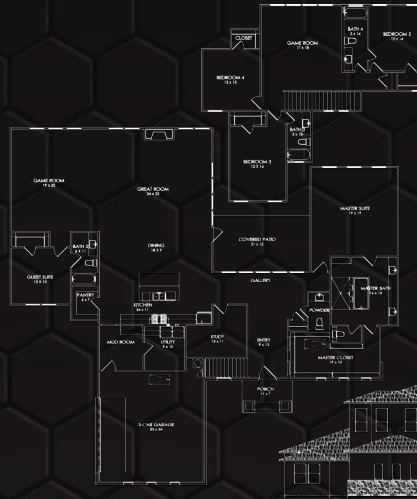
- 2923 sq ft = 1 story
- 3 bedrooms, 3 baths
- study
- Dining
- gameroom
- Oversized covered patio
- 2 car garage



The Langdon

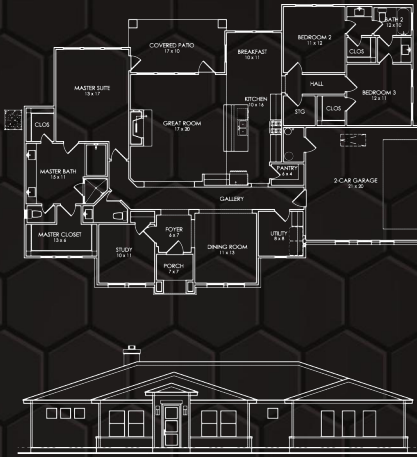
- 2984 sq ft = 1 story
- 5 bedroom / 4 bath
- Gameroom
- Study
- Dining
- 2 car garage





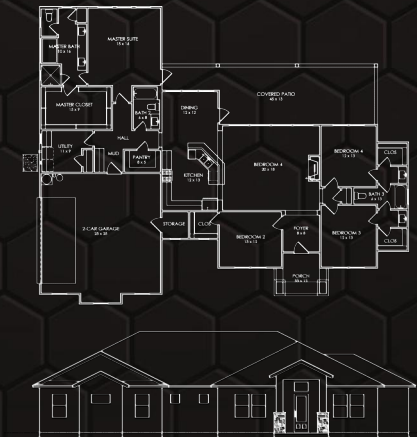
Los Reyes

- 4573 sq ft = 2 story
- 5 Bedroom / 4.5 Baths
- study
- Dining
- 2 Gamerooms
- 2 Car Garage



Mountain Springs

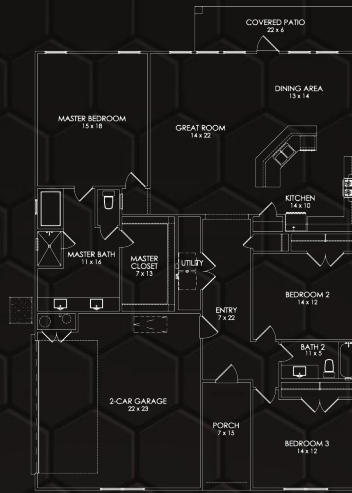
- 2343 Sq Ft = 1 story
- 3 Bedrooms / 2.5 Baths
- Study
- Dining
- Breakfast
- 2 Car Garage



The New American

- 2372 Sq Ft = 1 story
- 4 Bedroom / 3 Bath
- Dining
- Oversized Covered Patio
- 2 Car Garage





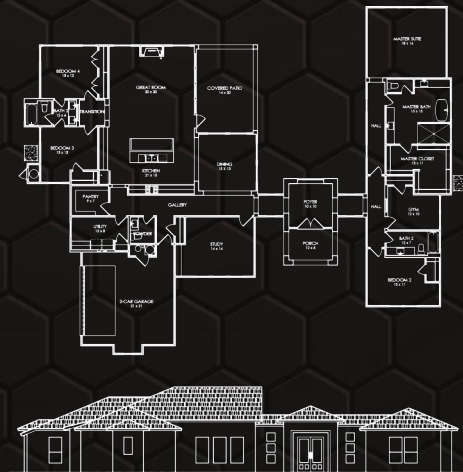
The Redtail

- 2000 sq ft = 1 story
- 3 Bedroom / 2 bath
- Dining
- Covered Patio
- 2 Car Garage



The Saxby

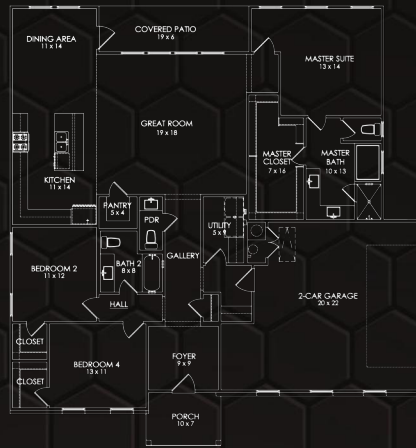
- 3015 Sq Ft - 1 Story
- 3 Bedrooms / 3 Bath
- Study
- Dining
- Oversized Covered Patio
- 2 Car Garage



The Tamarron

- 3577 sq ft = 1 story
- 4 Bedrooms / 3.5 Baths
- Study
- Dining
- Gym
- Covered Patio
- 2 Car Garage





The Tanglewood

- 2000 sq ft / 1 story
- 3 Bedroom / 2.5 bath
- Dining
- Covered Patio
- 2 car garage



Standard Features Included

EXTERIOR STANDARDS

- Doors (8'0") : steel insulated doors (per plan)
- Foundation: engineered, certified & inspected Steel-Rebar Foundation with 3000 psi concrete (Front Porch and Covered Patio are part of Foundation). Curing compound installed to reduce hairline cracks at time of foundation pour. Up to a 4' average height
- Four (4) Exterior Water Faucets for easy access from all sides of home
- Framing: Engineered, Certified & Inspected by a Structural Engineer. On-site conventional framing, 2 x 4 walls at 16" on center. Framing plates are bolted and ramset to the foundation.
- Attic Stairs: disappearing attic stairs, per plan (one per house)
- Garage Doors: 8' tall insulated steel back Efficient Wayne Dalton Sonoma garage doors with Genie opener and 2 remotes (Wifi Enabled)
- Covered Porch & Covered Patio: blocked & wired for ceiling fan. Porch & Patio to have James Hardie family products Hardi-Plank Soffit Ceiling
- Polysealant: non-toxic expanding foam on exterior doors, walls, base plates, windows
- Roof: Metal (McElroy's) standard colors depending on the subdivision
- Stucco: Stylish 100% Masonry finishes. Some plans may include Exterior Stone with low maintenance James Hardie family products (per plan)
- Exterior Stone: Included, per plan
- Soffit & Fascia: 7 1/4" reveal James Hardie family products Hardi-plank cement & fiberboard siding, fascia & soffit with 50-year manufacturers warranty. Termite & Fire Resistent
- Front Doors: 8' Tall x 3' Wide Single Wrought Iron doors with unique designs & glass opening
- Flatwork: Traditional Smooth finished sidewalks and driveways. Up to 2000 sq ft of Flatwork included
- Water Line: Trenched and buried. Up to 60 ft of water line
- Electric Undergrounds: Trenched & buried. \$2,000 of undergrounds included
- Irrigation & Landscaping: Optional
- Electrical Outlets: Front Porch & Back Patio
- Exterior Light Fixtures: Coach Lighting installed at Garage & Front Porch Exterior

DESIGN STANDARDS

- Engineering: Certified Structural Engineer Designed & inspected 3000 PSI Rebar Foundation with Sealing compound and Entire Framing engineered & inspected
- Baseboards: 5- 1/4" base throughout
- Header Straps: Included at all doors and windows to reduce shifting in framing and blocking for window treatments
- Fire Blocking: Included at fireplace and between studs, per code
- Cabinets: Pre-Fab Cabinets - Shaker - White, Gray or Espresso
- Ceilings Heights: minimum of 9' on 1st floor with 3 raised areas at a 12' tall Front Porch & Entry, 10' tall Master Bedroom & 12'

- Tall Family Room; 9' ceilings on 2nd floor (per plan if applicable)
- Flooring: Ceramic or Porcelain Hand-laid Tile Floors included in Foyer, all 1st Floor Hallways, Kitchen, Breakfast, Dining Room, Pantry, Utility Room & All Bathroom Floors (Per Plan)
- Doors, Interior: 8' hollow core first floor & second floor (2-5 panel doors, Five options available)
- Fireplace: Simplifire 36" Built-In Electric Fireplace; with mantle and level 1 stone surround to Mantle Height of 5' ft
- Flatwork: smooth - driveway and walkways
- Second Floor Sub-Flooring: Plywood sub flooring (glued, nailed & screwed) at 2nd floors
- Carpet: Shaw Plush stain-resistant carpet with 1/2" spring 6 lb pad at All bedrooms, All closets, Study, Staircase & 2nd floor hallways
- Freezer Plug: dedicated freezer plug, per plan
- Gas/Electric: furnaces, water heaters, fireplace, cooktop; if applicable. Electric in subdivisions that do not have gas available
- Interior Designer: professional assistance including 2 - three hour appointments with one of our professional interior designers
- Light Switches: Decora touch rocker light switches in Ivory, White or Light Almond
- Lighting: 30 Builder-supplied LED Wired Clip On Lights, 4 interior ceiling fans with light kits. Other areas are blocked & wired. Rear security flood light plus generous lighting packages available
- Linen Closets: several at convenient locations.
- Oversized Secondary Bedrooms: in all of our plans
- Paint: Sherwin Williams 2 colors provided. One Color for baseboards and trim and one color for walls/ceilings (Flat Paint)
- Drywall & Texture: Straight or Rounded Corners with Orange Peel or Monterrey texture
- Plumbing: plumbed for water softener. All water lines in home utilize PEX tubing.
- Washer/Dryer: Full sized washer and dryer connections
- Thermostats: ENERGY STAR® labeled programmable thermostats
- Utility Room: Dropped ceramic tile floor with drain,
- Walk-In Closets: large with 12" mdf shelving
- Mirrors: standard mirrors up to 42" in height, per plan
- Water Lines: insulated water lines on exterior walls
- Wiring: all copper wiring; 200 AMP service
- Door Hardware: Brushed Nickel, bronze or matte black options available
- Bath Hardware: Brushed Nickel, bronze or matte black options available
- Garages: All garages are sheetrocked & textured. Included with installed baseboards and painted (interior)
- Lighting: Lighting package, in your choice of two finishes, includes ceiling fans with light kits in the family room, master bedroom and one addition interior room
- Front Door Door: 3' wide x 8' tall wrought iron front door with numerous luxurious design options and iron Front Door Handles included
- Interior Door Handles: Kwikset Dorian Lever handles in antique nickel finish (keyed locks at all exterior doors, house to garage)

door & All bathrooms)

- Deadbolts: Kwikset single cylinder deadbolts Installed at all Exterior doors (except front door)
- Door Hinges: Hinges will match door hardware
- Smoke & Carbon Monoxide Detectors: installed per code
- Electrical Outlets: G.F.I.'s at all wet areas, garage & exterior doors
- Breaker Box: Electrical Panel Installed at Garage

MASTER BATH STANDARDS

- Shower Enclosure: Framed Shower in Brushed Nickel with Clear Glass Enclosure, If Applicable, Per Plan
- Ceramic or Porcelain Tile Flooring: Hand-Laid Straight Flooring Level 1
- Master Bath Countertops: 2 cm Quartz countertops and splash up to level 1 and Included white, almond or bone square under-mount sinks
- Master Bath Cabinets: Pre-Fab Cabinets (Cabinet Depot) - Shaker - White, Gray or Espresso Master Tub: Acrylic Drop-In Tub in Rectangular or Oval in White, Almond or Bone with ceramic or porcelain tile surround, deck and skirt up to level 2
- Shower Floor: Dropped to prevent water leakage
- Tub & Showers: Hand-Laid Tile Surrounds with included shampoo niches at all showers
- Bath Faucets: Moen -Voss, CIA or Belfield Widespread, hi arch Brushed Nickel
- Bath Hardware: Moen - Kingsley Brushed Nickel Bath Hardware
- Shower Faucets: Moen - Voss, CIA or Belfield pressure-balanced, single lever brushed nickel tub and shower faucet
- Toilets: Wyndham Luxury Elongated toilets in white, almond or bone
- Mirrors: 42" tall vanity mirrors with beveled edges, per plan
- Walk-In Closets: Included at every Master Bath
- Exhaust Vent: Broan Ultra Silent Vent In Master Bath

POWDER BATH & SECONDARY BATHS

- Ceramic or Porcelain Tile: Hand-laid Tile Flooring,
- Tub/Shower Combos: Acrylic, Porcelain or Steel Tubs in white, almond or bone with hand-laid tile surrounds and 1 shampoo niche
- Countertops: 2 cm Quartz countertops up to level 1 and included white, almond or bone square under-mount sinks
- Bath Faucets: Moen Voss, CIA or Belfield Widespread, hi arch Brushed Nickel
- Bath Hardware: Moen Kingsley Brushed Nickel Bath Hardware
- Shower Faucets: Moen Voss, CIA or Belfield pressure-balanced, single lever brushed nickel tub and shower faucet
- Cabinets: Custom Raised 36" Pre-Fab Cabinets - Shaker - White, Gray or Espresso
- Mirrors: 42" tall, vanity mirrors with beveled edges, per plan
- Toilets: Wyndham Luxury Elongated Toilets in White, Almond or Bone

- Exhaust Vents: All Bathrooms & Utility Room

KITCHEN STANDARDS

- Cabinets: Custom Raised 42" Pre-Fab Cabinets - Shaker - White, Gray or Espresso
- Appliances: GE Stainless Steel, Varies per plan
- Countertops: 2 cm Quartz countertops up to level 1 and included
- Kitchen Sink: stainless steel or gunmetal under-mount sink
- Kitchen Faucet: Moen Sleek Spring brushed nickel single level and pull down sprayer
- Disposal System: 1/2 Horsepower Badger garbage disposal with push button located on Countertop
- Backsplash: Full Tile backsplash from countertop to bottom of upper cabinets
- Venthood: Vented to exterior
- Floors: Luxurious hand-laid tile flooring. Laid straight
- Ice-maker Connection: pre-plumbed
- Pantry: separate walk-in pantry (per plan); 12" shelving
- 30 Builder Supplied LED Wired Clip On Lights: Included throughout
- Under-Counter Cabinet Lighting: Included in Kitchen
- Appliances: Stainless Steel KitchenAid 36" slide in range with 30" microwave above, vent hood insert & dishwasher

SECURITY & AUDIO

- Security System: installed on all 1st & 2nd floor operable windows & exterior doors; glass break detector; 1 Icon keypad & 1 Motion Detector
- Smoke Detectors & Carbon Monoxide Detectors: installed in all Bedrooms and other areas per code
- Wiring Package: Includes 3 full data port outlets, 2 phone outlets, a full data port outlet in the study and a satellite prewire that terminates into a 12" home network panel
- USB Charger/Plugs: Two will be installed, per plan

ENERGY SAVINGS- Adam Michael Custom Homes is a ENERGY STAR® Partner & CPS Energy Smart Energy Certified Builder



- Cooling & Heating: 2-3 units per plan (can vary); 15 SEER Carrier rated system including air conditioner, ClimaTuff, compressor and Spine FinCoil, and full coil protection. 2 programmable thermostats. Properly sized for maximum efficiency. Trane 95% AFUE gas or electric furnace with high efficiency motor. High efficiency comfort coils. Touch Screen Thermostats

- Fresh Air Blending System: Aprilaire fresh air ventilation control system. 4" Aprilaire pleated media filter for each system
- Guarantee: 2 year heating & cooling cost guarantee provided by independent Energy Rater. Extended 10 year equipment warranty on the HVAC system.
- Exterior Walls: R-15 Blown In Cellulose Blanket Insulation System (BIBS)
- Flat Ceilings: R-30 Blown Cellulose Insulations in Flat Ceilings
- Rafters & Sloped Ceilings: R-22 Insulation
- Caulk Based Plate & Windows: At exterior walls and sealed windows
- Attic Ventilation: consisting of continuous soffit vents and power ridge vent exhaust
- Exterior Doors: 8' steel insulated side doors. 1 exterior door to have built-in interior blinds
- House Wrap: to prevent moisture from penetrating into home and for added energy efficiency
- Water Heater: One 50-gallon gas or electric rapid-record water heater for plans with 3.5 baths or fewer. Two 50-Gallon water heaters for 4 baths or more. Recirculating pump included with water heaters
- Water Softener Loop: Whole House loop Pre-Plumbed In Garage
- Windows (Vinyl): Legacy 600 Series, insulated double-paned, All welded frame and sash, Sloped Sill for water drainage (white, pebblestone or clay)
- Gas: Plumbed at Fireplace, water heaters, furnaces & cooktop, if available. If not available, electrical will be installed

WARRANTY

- Pre closing walkthrough and new homeowner orientation
- Third-Party Inspections to meet highest standards of construction
- 1 year cosmetic warranty
- 2 year manufacturer's warranty on all of the following:
Appliances, Water Heaters & Furnaces
- 10 Year warranty on all structural.

These are standards to accompany our Zillow Floor Plan line. Specifications will be tailored toward each clients property. Reasonable or Equal substitutions may be made.