




**SITTERLE HOMES**


**CUSTOM DIVISION**

*HOUSTON*

A middle-aged man with short, light-colored hair, wearing a dark suit jacket, a light blue shirt, and a red patterned tie. He is smiling slightly and looking directly at the camera. The background is a workshop or office with various tools and equipment visible on shelves and walls.

“It takes 1300 steps to produce the construction of even our basic high performance luxury homes. As a family-owned home builder we can ensure that it never becomes 1299.”

- Frank Sitterle, SR

A close-up photograph of a person's hand resting on a light-colored desk. On the desk are several items: a set of architectural blueprints, a wooden ruler, a small notepad, and a Sitterle Home Seal. The seal is a gold-colored emblem with a house silhouette, resting on a rectangular marble base. In the background, there is a dark wood bookshelf filled with books and a modern gold-colored geometric light fixture.

At Sitterle Homes, it takes more than 1300 steps to produce the construction of our basic High Performance Luxury Home. Every part of our construction is completed in compliance with the best principals in home building. Even the finishing touches are inspired by function, not just aesthetic objectives.

This investment in time and labor, and the determination to protect the integrity of every home is now exemplified in the foundation by the Sitterle Home Seal. This emblem of home building excellence is a quality benchmark that goes beyond any existing standards. Uniquely, it applies to the completion of the home as delivered to its, hopefully, very appreciative owner.

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## THE TYPICAL CUSTOM HOME EXPERIENCE INCLUDES THE FOLLOWING:



### Step 1: CONSULTATION

Let our Custom Construction Team know your goals for your new home.  
What features are on your wish list?  
What is your estimated budget?  
Where is your lot or where would you like to build?  
Don't have a lot just yet?  
We will even help you find one!



### Step 2: SITE EVALUATION

Our Custom Construction Team will meet you on your land to gain an understanding of your vision while assessing your lot. Depending on the desired floor plan, we will provide a rough walk through and bring any construction concerns to light. HOA requirements, permits, utilities and site conditions will be discussed for your lot.



### Step 3: FLOORPLAN/REDLINING

After establishing your desired features and budget, it's time to find a floorplan that works for you! In addition to our extensive floorplan lineup that can be modified to suite your needs, we can also offer one of our architectural designers to **create a custom plan from scratch.**



### Step 4: ESTIMATING

Our Custom Construction Team will provide cost estimates for site-specific items in addition to plan related details. We will work with you to coordinate all filings and approvals for financing which must be in place prior to commencement. We will provide you with a list of preferred lenders that specialize in custom home financing and would be happy to meet with you.



### Step 5: CONTRACT

Once the plan has been chosen, all features have been established and a final price has been agreed upon, we will enter into a contract.



### Step 6: DESIGN SELECTIONS

Our design center has excellent options fitting all styles and budgets. In addition we have valued vendor partners throughout Houston for expanded selections. Appointments will be scheduled to review and select all options and finishes.



### Step 7: CONSTRUCTION

Construction typically takes about 7 to 9 months from start to completion. We will handle soil testing, engineering, and all third party inspections. Our Custom Construction Team will provide you with a time line as well as updates as your custom home progresses! Site visits and walk throughs are as frequent as needed.



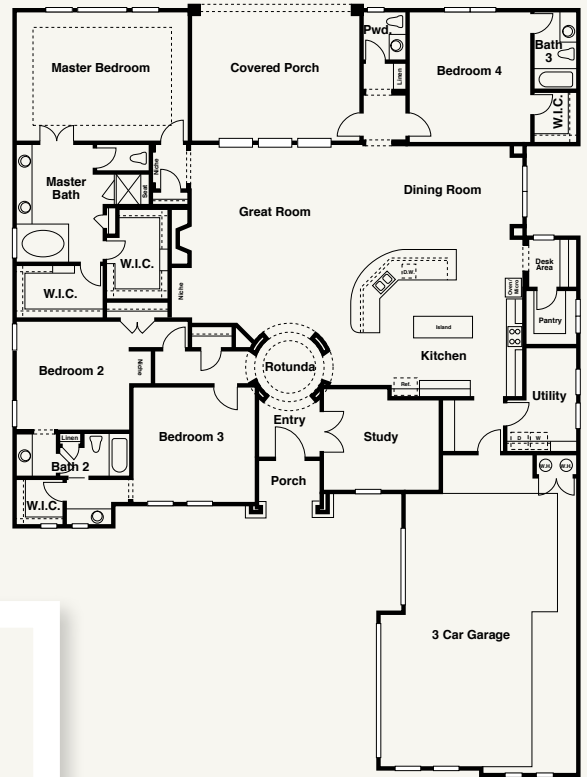
### Step 8: CLOSING

Custom construction closings vary depending on your financing. Your process will be discussed at the estimating stage. Upon completion of your new Sitterle home, you will receive enrollment documents for our warranty program and the peace of mind knowing that you are protected.

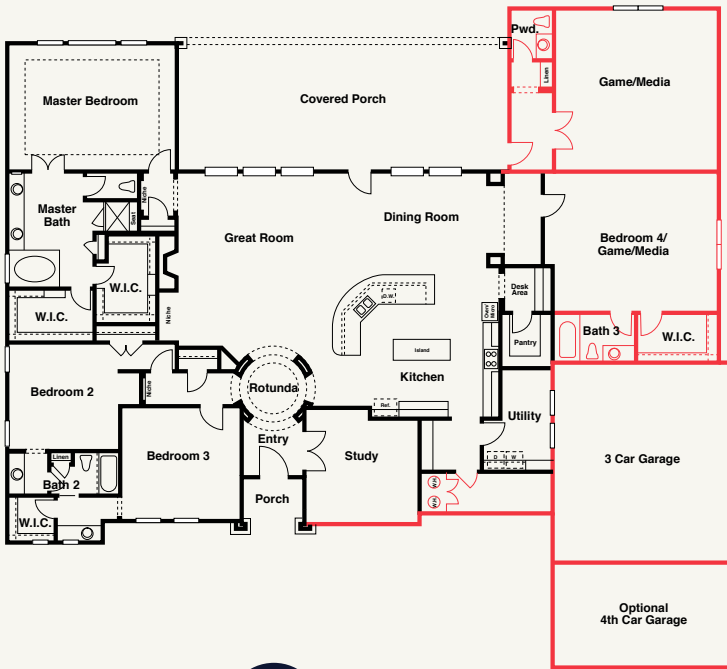
# LET'S DESIGN TOGETHER

1

We can offer plans from our extensive line-up.



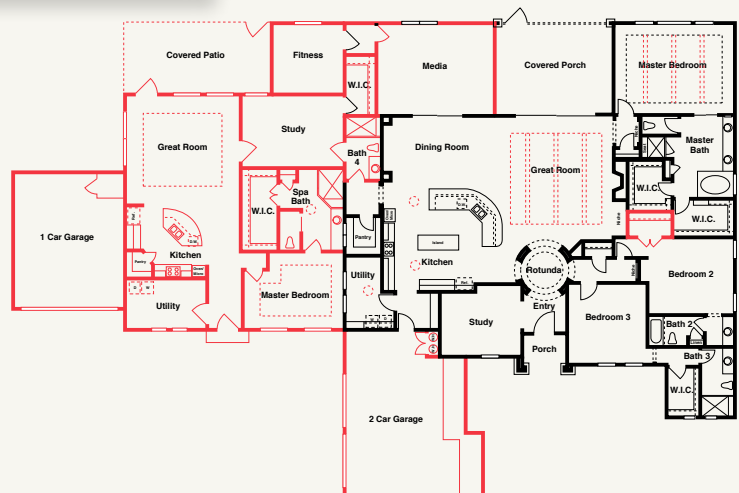
Calais



Modified Calais 1

2

We can modify an existing plan from our line-up to better suit your needs.

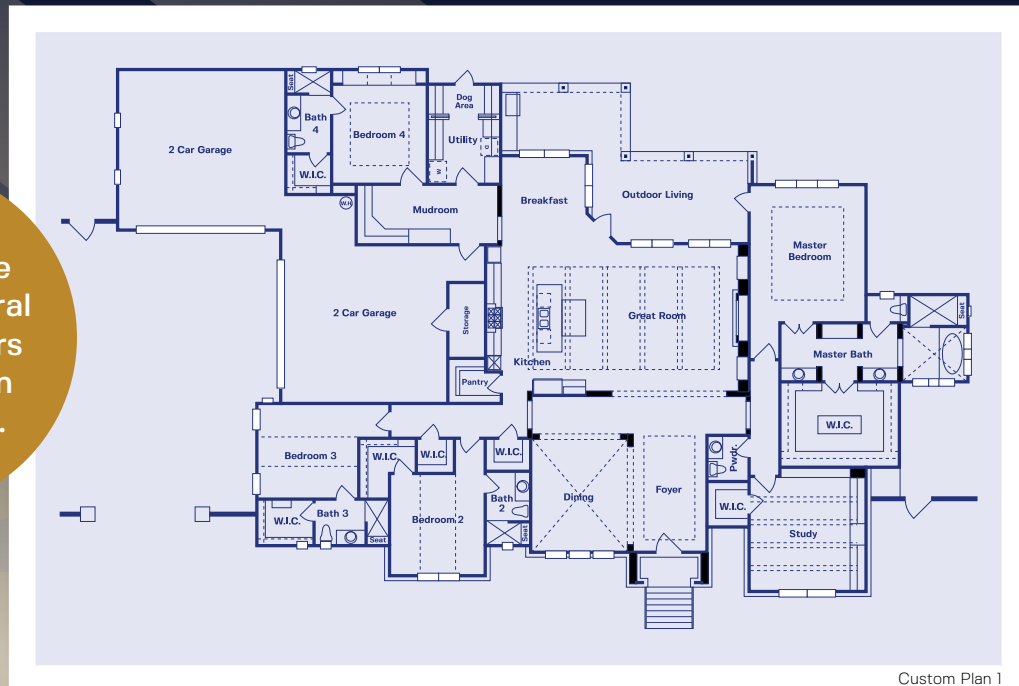


Modified Calais 2

As no two plans are alike, the Sitterle Custom Division offers the unique ability to bring your dream to life as we extract the inspirations laid out on your “wish list” – delivering your vision while exceeding your expectations! Whatever your desire, we have a path to get you *home*.

3

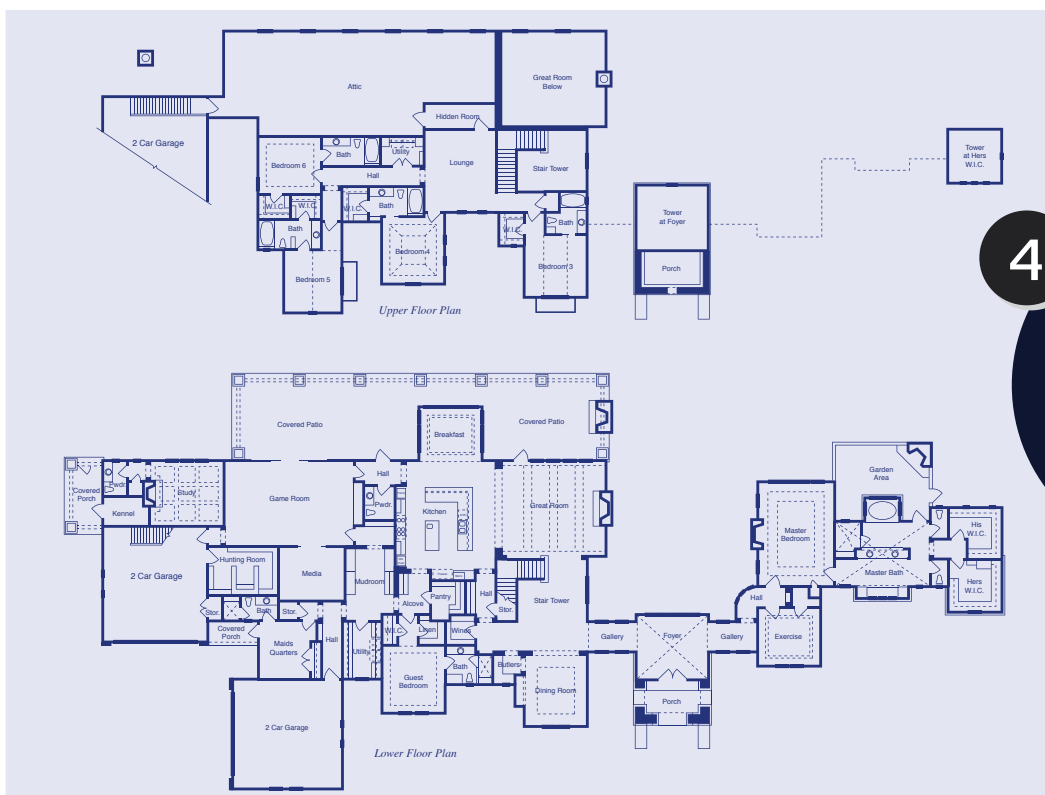
We can utilize our architectural design partners to draw a plan from scratch.



Custom Plan 1

4

We can build your home from custom plans that you bring to us.



Custom Plan 2

## DESIGN PROCESS

Our Design Studio showcases the latest design trends. We work closely with local vendors to find high quality standard materials & options suited to your specific needs. We also have numerous valued vendor partners for expanded selections & options. Our decor team specializes in offering creative, professional & budget friendly design solutions to aide in the creation of your dream home!







In the creation of your dream home, Sitterle Homes provides some of Houston's top designers to lend their years of experience and expertise to assist you in creating a distinctive space just for you and your family. They will walk you through the design process step by step, informing you of your included options and discussing any upgrades that you may want to consider. Our objective is to assist you in identifying the style and image you envision and create the environment that will be uniquely yours.

## FINANCING

We have created The Sitterle Homes Preferred Lenders Group to provide you with the best loan process possible. Our mortgage consultants provide Sitterle Homes buyers with outstanding levels of service, taking the time to understand your individual situation and your goals to provide you with the best loan option. Each has a well-established relationship with Sitterle Homes,

creating an atmosphere of easy communication and efficient customer service, resulting in a smoother process for you! Because we are confident in our relationships with our consultants, we at Sitterle Homes make the entire homebuilding experience as painless as possible, and our valued partners help us to achieve that goal.



# HERITAGE PREMIER SERIES FEATURES

These features are a baseline to accompany our in-house line up.

Custom specifications will be created for all plans designed from scratch.

## THE SITTERLE HOMES EXPERIENCE

- AVID Diamond Award for Best Customer Experience
- Locally designed award winning floor plans
- An abundance of elevations and structural options
- Independently inspected and validated “High Performance Home”, rated by HERS (Home Energy Rating Score)
- Interior design assistance including 2 three hour appointments with one of our personal interior designers

## HIGH PERFORMANCE FEATURES

### INSULATION & BUILDING ENVELOPE

- BaySeal® Open-cell foam insulation, with a lifetime warranty
- OSB roof decking creating an R20+ attic insulation system
- ZIP system™ Sheathing & Tape exterior envelope
- Almond Vinyl double pane, insulated windows with Low-E tilt-in, and removable sashes for easy cleaning
- James Hardie Family Product non-perforated and perforated soffit
- Sill seal foam sealant under all exterior base plates
- Poly-foam sealant at all exterior base plates, exterior penetrations, doors and windows

### HEATING AND AIR CONDITIONING

- All homes engineered individually and properly sized for maximum efficiency
- TRANE® 16 SEER rated system including Air Conditioner, Climatuff Compressor & Spine Fin Coil, and Full Coil Protection
- TRANE® 96.3% AFUE Gas Furnace with High Efficiency Motor
- TRANE® Aluminum High Efficiency Comfort Coils
- Touch screen programmable thermostat
- Aprilaire® Fresh Air Ventilation Control System
- R6 foil backed duct work with additional return airs at all bedrooms and studies
- Honeywell F100 4” media filter
- Exhaust vents in all bathrooms and utility room with an ultra-silent vent in master bathroom

## SECURITY AND TECHNOLOGY FEATURES

- Security system installed to all exterior doors and windows with one liquid LCD keypad and one motion detector
- Kwikset® single cylinder deadbolts on all exterior doors with handle set at entry door
- Structured wiring package including five full-drops (one phone and one cable per drop), and 30” OnQ structured wiring enclosure
- Studies (optional) include an additional full drop
- Built in home intelligence controlled by your smart phone to include z-wave touch pad deadbolt, thermostat, 1 switch and 1 outlet

## KITCHEN FEATURES

- Exclusive Benedettini cabinets
- Maple recessed panel cabinets, 3” crown molding, 42” upper cabinets with adjustable shelves, hidden hinges, a 6” step-up at vent-hood, a tilt-out sponge tray at kitchen sink, under-mount light rail, trash can pull out, pot and pan pull out tray under cooktop, and island wrapped in cabinet panels or skin, per plan
- Soft close cabinet doors
- Off set cabinets at cook tops and vent hoods
- 3 cm granite countertops with a choice of bull-nosed or square edge treatment
- Under mount, 8” deep stainless steel double-bowl sink with Moen® Arbor pull-down faucet in Chrome, 1/3 HP disposal
- Full tile backsplash
- Superior quality stainless steel Whirlpool® appliances: dishwasher, 36” gas cook-top, exhaust hood above cooktop vented to exterior, built-in self-cleaning oven, and built-in microwave
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- 4 recessed can lighting in great room, master bedroom and study

## INTERIOR FEATURES

- Dramatic 14’ high ceilings (per plan)
- Built-in niches and/or bookshelves (per plan)
- Many architectural arches and features
- 8” crown molding at entry, Great Room/study, dining room, and master bedroom (where applicable)
- 8’0” smooth finish interior doors with Roman Archtops on first floor and 6’8” interior doors on the second floor
- Low half walls, stained rail, single twist, iron balusters, painted skirt (per plan)
- Wood closet shelving and rods
- Rounded drywall corners, except for windows
- Monterrey texture on walls and ceilings
- Designer selected color choices from quality Sherwin Williams® flat paint and caulks
- Trim and ceiling painted same color
- 4 ½” base trim throughout, 3 ½” door casing
- Tile floor in entry, extended entry, great room, downstairs hallways, kitchen and dining area (per plan), utility room, and all bathrooms
- Plush carpet with ½” spring 5-lb. cushion pad
- Elegant lighting packages and ceiling fans with light kits in master bedroom & Great Room
- Secondary bedrooms, game room, study blocked and wired for ceiling fans
- Kwikset Chrome Knobs w/front door handle set
- Decora touch rocker switches
- Interior privacy locks installed on all bathroom doors and bedroom doors
- Interior doors leading to attic space from second floor
- 42” Direct vent fireplace with precast surround, mantel and pedestal base
- Utility room with a 30”x36” wall cabinet, shelf and rod, and connections for full-size washer/dryer

## BATH FEATURES

- Elegant white sinks, commodes, and tubs
- Elongated china commodes throughout
- Mud-set tiled shower floor in master bath
- Mikrete Hydro-Guard Water Proofing System at wet tiled areas

## MASTER BATH

- Granite vanity tops and splash with drop-in china sinks
- 36" Cabinet height
- Maple recessed panel doors, hidden hinges, full extension drawers
- Framed vanity mirrors with beveled edges (per plan)
- Moen® chrome "Brantford" or "Eva" 4" center set faucets
- Chrome bath hardware throughout
- Medicine cabinet in master bath
- Royal Bath free-standing tub
- Chrome Moen® "Brantford" or "Eva" pressure balanced single-lever shower faucet
- Frameless glass enclosure
- Hand laid tile flooring
- Spacious walk-in closet (per plan)
- Separate linen closet in master (per plan)
- Tile to ceiling in master shower
- Framed Mirror
- Chrome bath hardware throughout

## POWDER BATH (PER PLAN)

- Pedestal sink
- Framed Mirror
- Moen® chrome "Brantford" or "Eva" 4" center set faucet
- Hand laid tile flooring

## SECONDARY BATH(S)

- Marlana marble vanity tops and splash with drop-in sink(s)
- Medicine cabinet
- 42" tall, beveled vanity mirrors (per plan)
- Porcelain on steel guest tub with ceramic tile surround
- Moen® chrome "Brantford" or "Eva" single lever pressure balanced tub and shower faucet
- Hand laid tile flooring at wet and dressing areas
- Tile to ceiling at tub / shower walls

## EXTERIOR FEATURES

- Stylish exterior 100% masonry finishes including stone, brick, and/or traditional stucco (per plan)
- Automatic photocell exterior coach lighting at garage with cast stone address plate below (per plan)
- Efficient Wayne Dalton® Sonoma insulated garage door with ½ HP opener and two remotes w/ decorative hardware
- Mahogany or knotty alder 8' with speak easy & clavos front door
- Sitterle brass signature plate at front entry
- Two hose bibs, or three with atrium or courtyard, location (per plan)
- Covered Patio (per plan)
- Water softener loop
- Full gutters

## GENERAL CONSTRUCTION FEATURES

- Individually designed and engineered post tension reinforced 2,500 PSI concrete foundation; inspected by independent registered engineering firm
- All framing plans are individually designed
- Treated 2x4 or 2x6 wood base plates throughout; exterior plates bolted and ramset to foundation
- Conventionally-framed walls; quality, select 2x4 studs 16" O.C.
- AdvanTech® 3/4" tongue and groove subfloor, glued and nailed to engineered floor system
- Fire-blocking between studs per code
- Independently-engineered floor systems for two-story homes
- PEX water lines, PVC drain lines
- One 50-gallon natural gas rapid-recovery water heater, two 40-gallon with 4 baths or more
- G.F.I electrical outlet at garage, exterior doors, and all wet areas
- Smoke and carbon monoxide detectors per building code
- Electrical and gas dryer connection
- Disappearing attic stairs (per plan)
- Garage is trimmed and painted
- Third party inspections at slab frame, and final stages
- 2-10 Home Buyers Warranty.

## SITE SPECIFIC EXCLUSIONS

- Lot specific site costs, i.e. soil tests, surveying site if necessary, and additional foundation requirements
- Building permits, "including but not limited to HOA fees"
- Utilities, "Including but not limited to utility permits, septic system, undergrounds and usage"
- Flatwork, "Including but not limited to drive way, sidewalks, entry walks, and HVAC pads"
- Sod and landscaping, "Including but not limited to irrigation and final grade"
- Fence
- Construction loan costs engineering firm

## CUSTOM DIVISION INFORMATION

DOROTHY YEE

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# SITTERLE HOMES



Plans, Prices and specifications are subject to change without notice. All square footages are approximate and may vary per elevation.  
Please consult with your Sales Professional for details.