

**** ALL INFORMATION IS PER BUILDER****

Foundation

- Appropriate grading to direct water away from slab
- Foundation is slab with builder piers

Wood Frame Construction

- Framing done in accordance with engineer's plans and specs, as per City of Houston codes.
- Wind strapping and hold-downs in accordance with engineers plans and specs
- 2x6 Exterior walls
- 2x6 Interior walls
- Wall sheathing: 7/16" Blueskin VP 100 Air Barrier System
- Roof decking: 7/16" OSB
- James Hardie™ soffit, fascia, and 6" Cypress Beveled

Plumbing

- 2 Rinnai tankless water heaters installed in the attic with integrated circulating system
- Uponor Pex for all supply lines
- Waste pipes and vents are 40 PVC
- Water lines within 3 feet of an exterior wall are insulated
- Gas lines are black steel pipe
- 1 1/2" water line from meter to house

Electrical

- Wiring is copper with a minimum of 12 gauge
- Decora style rocker switches in standard color
- Decora style plugs in standard color

- Screwless faceplates for plugs and switches a standard color
- Recessed cans with white baffles and LED bulbs

HVAC

- Two Carrier 16 Seer complete gas systems with 10 year warranty for parts
- R-8 Flex duct for first and second floors
- Fresh air intakes controlled by automatic damper
- Honeywell duct mounted pleated air filters
- Google Nest digital programmable thermostats
- Zoned as follows
- 1st floor – 3 ton
- Second floor – 4 ton

Audio/Visual Wiring (Wiring Only; No Equipment)

- Prewire for TV Locations & Data with (1 RG6 Coax and 1 Cat 6 wires): Study, Family Room, Primary Retreat, Bedrooms 2, Bedroom 3, Bedroom 4
- Speaker Locations prewired with (1 16/4 speaker wire): Kitchen, Family
- Prewire for Touch panel Locations With (1) Cat 6 wire: Garage door

Audio/Visual Wiring (Wiring Only; No Equipment)

- Panel located in MUD room

Insulation

- Attic – R35
- Exterior Walls – 5.5 inches – (R20)

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Sheetrock

- 5/8" sheetrock installed on all walls throughout house
- 5/8" sheetrock installed on all ceilings throughout house
- Level 4 smooth wall finish to be applied to all walls
- This allows for no texture on the walls and a flat paint to be applied.
- Shower walls to have Permabase™ or equal installed at walls and purple water-resistant sheetrock at ceilings

Wall/Paint/Trim/Cabinets

- Interior and exterior paint is Sherwin Williams
- Wall colors are matte sheen and trim, doors, and cabinets will be eggshell sheen 3.
- Undermount slides are used throughout the house, kitchen, master, bar have soft close.
- Closet rods are round metal
- Finish and Cabinet hardware
- Baseboards are 12" two piece base board
- Cabinet exteriors are built with paint grade material
- Inside of drawer boxes are clear coat plywood
- Interior doors to be solid core 1 3/8" 1 panel, raised molding paint grade Solid Core doors
- Doors are pre-bored to accept standard hardware
- Door hinges to match door hardware
- Any doors to garage or attic areas are fire rated and weather-stripped

Glass, Mirrors, and Showers Doors

- All glass and shower doors are per plans and tempered
- Lighted mirrors with Bluetooth, heated, color, LED Lighted, wall mounted with speaker, antifog, 3 color temperatures, dimmable, water proof, front & back lit

Interior Tile Work

- Interior floor tile is installed over a "mud bed" to ensure a level floor
- Tile work in showers is installed over Permabase
- Tile backsplashes are installed with thin set material
- All tile in other baths and utility purchased from Arizona Tile. Italian porcelain tile.
- Half bath and Primary bath Italian porcelain tile from

Flooring

- Wood Flooring from The Mont Rochard Collection European White Oak

Appliances

- Appliances are Thermador

Roof

- Shingles Timberline HD, Charcoal color, Radiant Barrier
- All applicable roof flashing to be done by roofers

Flashing

- Windows are flashed according to code
- Head wall and roof intersections have appropriate head wall flashing

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- Exterior doors are installed with door pans

Exterior Elements

- Stucco
- Garage doors mirrored glass and metal
- ½ horsepower belt drive opener
- Patio ceiling 1x6 V-groove pine ceiling material primed and painted

Windows

- Anderson Aluminum clad exterior
- Double pane Low-E glass
- Casement crank type operation only in areas required by code, all other windows to be fixed.

Exterior Doors

- Anderson Slider in Living Room
- Double pane low e glass
- 3-point locking system on all doors
- Custom Iron front door with glass per plan

Gutters

- 6" style gutters and downspouts
- Valley guards will be installed at all valleys and as builders see appropriate

Drives and Exterior

- Driveway is concrete
- Fencing 8 foot wood cedar fence installed along rear and sides of property.