

SMART HOME TECHNOLOGY

- Kwikset® Smart lock touchscreen deadbolt with Halo
- ~~Skybell® WiFi video doorbell~~ Ring video doorbell + Ring Chime Pro
- Liftmaster® ½ HP WiFi garage door opener with smartphone control
- eero® (whole home) WiFi router
- Honeywell® T10 Pro Smart thermostat
- Flo by Moen® leak detection
- 6 Dual USB/110V combination outlets throughout home
 - locations to be chosen by buyer

ENERGY SAVINGS AND CONSTRUCTION FEATURES

Green homes are built with the environment in mind. From energy and water efficiency, to reduced construction waste and the use of renewable materials, you can take pride in the fact that your home has less negative impact on the environment.

INSPECTIONS AND TESTING

- 10-year structural home limited warranty
- Multiple 3rd party inspections by Burgess on every home
- Main sewer line inspection with camera for quality assurance
- HERS energy rating on each home to determine energy efficiency
- Effective leakage testing on all HVAC ductwork on every home

QUALITY STRUCTURE

- Individually engineered 3,000 PSI foundation for each home
- Weyerhaeuser® Engineered I-Beam 14" truss joist floor system on all two story plans with tongue and groove ¾" subfloor glued and screwed in place
- LP® Tech Shield radiant barrier roof decking helps block heat from entering the attic
- Thermo ply sheathing placed behind brick for protection from outside elements
- Double paned thermal Low E glass high performance vinyl windows with tilt sash
- High efficiency Rheem® tankless water heater - sized per plan with 12 year limited warranty
- Uponor® PEX corrosion resistant plumbing system
- Fiber cement mold resistant backing behind tile at shower and tub to prevent water infiltration

HEATING AND COOLING

- Trane® 16 SEER energy-saving HVAC matched system and gas heat with 10 year parts registered limited warranty
- Zoned heating and air conditioning system in all two story designs
- Return air pathways in every bedroom
- Broan® fresh air ventilation
- Honeywell® TrueDRY DR 90 Dehumidification System
- 4" media filter at one location for convenience

INSULATION

- Extensive foam polysealant treatment to all exterior wall top and bottom plates, corners, door and window casings, plumbing penetrations and electrical outlets
- R-13 insulated exterior walls
- R-30 blown ceiling insulation with R-22 in sloped ceilings

PEST PREVENTION

- Termite pre-treat at frame stage
- TAEXX® In wall pest control at specified areas

EXTERIOR FEATURES

STRUCTURAL

- American made brick
- Cast stone address plaque
- James Hardie® fiber cement siding and trim
- Owens Corning® algae resistant composition dimensional shingles
- Covered outdoor living

AMENITIES

- 8' Tall ¾ lite mahogany front door
- Divided light windows at front of home
- Galvanized steel overhead garage door(s) with one opener, per bay
- Landscaped and fully sodded yard with irrigation system
- Front gutters with downspouts
- Drainage systems with inlets designed per homesite and installed in back and side yards
- Front and rear frost proof hose bibs

INTERIOR FEATURES

TRIMS AND FINISHES

- Kwikset® satin nickel door hardware throughout home
- Textured walls and ceilings with square sheetrock corners (excluding windows)
- Finished garage including texture, paint and base molding
- Low VOC Sherwin-Williams Painters Edge® interior paint throughout home
- Raised 2-panel Cambridge doors
- 6" ~~4"~~ Straight edge base and casing throughout home

FLOORING *Custom upgrades*

- ~~- Ceramic tiled entry, kitchen, utility and baths~~
- ~~- Carpeting with 3/8", 5 lb. pad~~

LIGHTING *Custom upgrades*

- Satin nickel light fixture package
- Ceiling fan with decorative lights in ~~one location~~ *all bedrooms & living room*
- LED disc lighting (per plan)
- Energy efficient 3000k LED bulbs
- Decora rocker style light switches

KITCHEN *Custom upgrades*

- 42" Poplar upper cabinets, choice of stain
- Cabinet details include:
 - Crown molding
 - Adjustable shelves
 - Hidden hinges
- Frigidaire® stainless steel appliance package
- 3 cm ~~Granite~~ *Quartz* countertops
- Tile backsplash
- ~~- Moen® pull-down, two-function faucet~~
- ~~- Stainless steel single basin undermount sink~~
- ~~1/4 Horsepower Insinkerator® garbage disposal~~
1 horsepower

BATHS *Custom upgrades*

- Moen® chrome plumbing fixtures and bath accessories
- Water conserving elongated commodes

MASTER BATH *Custom upgrades*

- ~~- 2cm Granite or 2cm Quartz vanity tops with square edge~~
- Aquatic soaker tub
- Tiled shower walls and tub splash
- Glass shower enclosure

SECONDARY BATH(S)

- ~~- 2cm Granite or 2cm Quartz vanity tops with square edge~~
- Porcelain on steel tub(s)
- Tiled shower wall(s) *Tile to ceiling*

POWDER BATH (PER PLAN)

- China pedestal sink
- Square bevel mirror

SECURITY AND WIRING FEATURES

SECURITY

- Smoke detectors interconnected with battery backup
- Carbon monoxide detectors
- Kwikset® 1" throw deadbolts on all exterior doors *and interior to garage*
- Security system, motion detector and glass break pre-wire (per community)
Ring Alarm Pro wireless security system installed by owner

STRUCTURED WIRING

- Bundled wire includes:
 - 1 x 1 Bundled outlet at 2 locations
 - 1 CAT 6 phone wire and jack
 - 1 cable TV RG6 pre-wire and jack
- All the above pulled back to a centrally located network connection

ELECTRICAL

- Waterproof electrical plug box front and back
- Block and wire for ceiling fan provided in family room and all bedrooms

Employee Owned.



Customer Focused.



Bridgeland 25s Features
revised June 20, 2022



Address 19907 CURVED STEEL DRIVE Plan Number CHESTER

Seller can not guarantee the upgrades purchased will receive full value when home is appraised. Should home not appraise for the same or greater amount of home, Purchaser will be responsible for paying the difference between the appraisal amount and contract amount.

OPTION DESCRIPTION

HALIFAX LEVERS - SATIN NICKEL	Interior doors
IRON SPINDLES - CUSTOM	Stairway banister
PENDANTS AT KITCHEN ISLAND	
60" PROXIMA CELING FAN - SATIN NICKEL	Living room
UPGRADE KITCHEN PANEL - GROVELAND	
STACKED UPPER CABINETS (SPECIALTY FINISH CHARGE)	
PERIMETER CABINETS - SPECIALTY FINISH	
CLASSIC CABINET WRAP W/CORBELS	
ISLAND CABINETS - SPECIALTY FINISH	
KITCHEN HARDWARE - NAPLES	
KITCHEN QUARTZ - LVL 5	
KITCHEN BACKSPLASH	
LEVEL 4 REVWOOD IN THE FOLLOWING AREAS	Flooring
BEDROOM 2/CLOSET	
BEDROOM 3/CLOSET	
BEDROOM 3/CLOSET	
CLOSET UNDER STAIRS	
ENTRY/EXTENDED ENTRY/HALL TO POWDER	
FAMILY/DINING	
POWDER, DOWN	
PRIMARY BATH	
CARPET - LVL D	
CARPET PAD - 1/2" - 5LB	
PRIMARY SHOWER WALL TILE - CUSTOM	
PRIMARY TUB SPLASH & TILE TO THE CEILING - CUSTOM	
BATH 2 TUB/SHOWSER SURROUND - TILE TO THE CEILING	
FRAMED MIRROR AT PRIMARY	
FRAMED MIRROR AT BATH 2	
FRAMELESS SHOWER AT PRIMARY	
MOEN - ALIGN SPRING KITCHEN FAUCET 5923	
FAUCET W/SPRAY HOSE AT PRIMARY BATH TUB (DROP IN TUB) - EVA T944 ROMAN TUB W/ HANDSPRAYER ILO SEENA TUB FIXTURE (EVA PLUMBING AT PRIMARY BATH) - SATIN NICKEL	
WHOLE HOME BATH PLUMBING & FINISH UPGRADES - SATIN NICKEL	
ISABEL COLLECTION 9" - S1331 - BRUSHED NICKEL - ON SEPARATE VALVE - AT PRIMARY SHOWER	
BLANCO PRECIS SUPER SINGLE BOWL	Kitchen
30" GAS COOKTOP (APPL-5B)	

Customization
19907 Curved Steel Drive
Cypress, TX 77433

Other Customizations at Original Build		Customizations After Build	
Location	Item	Location	Item
First floor	8' hollow core doors	Garage	Cabinets
Living room	Proxima 60" ceiling fan		Epoxy flooring, slat wall, overhead racks
Patio	6 x 10 patio extension	Closets	Custom wardrobes in primary bedroom and foyer closet
	Generator hookup (whole home, natural gas)	Kitchen & Bathroom	Kitchen Solutions EZ-Reach sliders in lower kitchen cabinets, primary and guest bathroom lower cabinets
Kitchen	Stacked upper cabinets w/ glass panel & puck lights		Hot water recirculating pump (semi-automatic)
	Blanco Precis Super Single kitchen sink	Bathrooms	Cabinets over toilets in primary & 2nd bath
	Upgraded Frigidaire Gallery oven, gas cooktop, microwave		
	Trash/recycle pullout		
	Tip out trays at sink		
Stairs	Baluster w/ iron spindles & ebony handrail; carpeted		
Bathrooms	Tile to ceiling in bath/shower: Primary - natural stone mosaic; 2nd bath tile		
	Drop-in soaker tub in primary bath		
	Frameless shower in primary bath w/ additional rain shower on separate line		

Smart Home Features		
App	Function	Description
Ring Alarm Pro	Security System	Security cameras front, back, doorbell; motion sensors; glass break sensors; open door alert on front, patio, and interior garage; open window alert on all downstairs windows. Smoke and CO2 sensors; Ring Chime Pro
Eero	WiFi (mesh)	2 x PoE 6 Routers & 1 x range extender
Residio	Honeywell thermostat	Separate thermostats to regulate HVAC temperature settings & humidity
Flo by Moen	Water sensor	Master water valve control; shuts off water in the event of unusual usage
MyQ	Garage door opener	
Kwikset	Door locks	Front door, patio door, interior garage door
Lutron	Switches	Lights in various parts of home, ceiling fans in bedrooms 2 & 3