

709 RIDGE SPECS

Following is a list of elements to be incorporated in the new construction at 709 Ridge, Tx 77009

General Features

4 Bedrooms / 4 full bathrooms

Downstairs Study(or 5th bedroom) / flex bedroom with full bath and closet

Primary Bedroom with vaulted ceilings

Primary Bathroom with soaker tub, dual vanity sink, walk-in glass-enclosed shower

Open Gameroom with vaulted ceiling and full closet on the second floor

Mudroom with built-in on the first floor

Formal dining room with White Oak beamed ceiling

Wine Closet (not refrigerated) with built in Wine Racks and cabinets. Includes a builder select wine chiller

Breakfast Nook with built-in bench on back wall

Large Family room with gas log fireplace, built in cabinetry and access to covered back patio

Fully fenced back yard with 7' Vertical fence and builder select 4' Iron fence in front yard- does not include a driveway gate or motor

10' ceilings on the first floor and 10' ceilings on the Second floor

Farmhouse Style Wood Columns (builder select) with Treated Wood handrail and Stairs

2 car garage

Sprinkler system in Front and Back Yard

Navian Gas Tankless water heater

200 amp electric service

Outdoor kitchen with gas Coyote Grill and farmsink

Wood Construction (Complete)

Framing to complies with all COH building codes and the engineered plans and specifications

Framing is standard platform framing with spacing at 12" or 16" on center per plan

First floor framing will be 2" x 4" studs with 10' ceiling height per plan, Second floor framing will be 2'X4' studs with 10' ceiling height per plan. Master ceiling will be vaulted

Sheathing will be 7/16 OSB, roof sheathing will be 7/16 OSB Techshield or Equivalent

Floor decking will be 4'X8'X 3/4 T&G OSB or equivalent, glued and nailed to joists

Web trusses between floors per engineered plans

Exterior siding (Complete)

Cement board (Hardi or Equivalent) Siding and Trim

House and garage wrapped with moisture barrier (Tyvek or equivalent)

All windows sealed with adhesive backed foil for moisture protection

Ceiling Height (complete)

10' on first floor and 10' on second floor

Ceiling in the Primary Bedroom and Gameroom to be Vaulted

Windows (Complete)

Double hung wood windows with Low E Insulated glass and tempered glass where required

Front elevation windows will have a 2/2 Configuration

Back, West and East elevation will have 1/1 configuration

Jeld Wen/Caradco stationary wood windows are utilized in some areas

Note: Jeldwin does not make screens for these windows

HVAC (Complete)

(2) 16 SEER high efficiency units with programmable thermostats

Separate units for upstairs & downstairs. Heating to be natural gas.

NOTE: homeowner must change ac filters every 3-6 months or units may become disabled and warranty will void

Roof (Complete)

30 year raised profile shingles with continuous ridge venting. Shingles to be Weatherwood color.

Insulation (Complete)

Polyseal around windows/ doors and exterior walls

Walls RI9 Batts on first floor and RI3 batts on the second floor

R 30 blown cellulose in attic

Closed cell insulation in crawl space

Foundation (Complete)

Per Engineered Plans: Typical is drilled piers, concrete spread footings, CMU piers and double 2" x 12" beams.

Garage is Concrete slab on grade

Fireplace (Complete)

42" gas fireplace with switch (No remote)

Sheetrock (Complete)

Light texture. No rounded corner beads

Porches are sheetrocked PER City Code with exterior drywall. Garage Interior is sheetrocked and primed, but NOT painted

Appliances (Complete)



Range: 48" KitchenAid Gas Professional Series



Dishwasher: KitchenAid Professional Dishwasher



Refrigerator: Frigidaire 5' Professional Style refrigerator/freezer with trim kit

Vent-A-Hood: site built with Zephyr Insert

Wine chiller in Wine Closet: Builder Select or Allowance \$550.00

Exterior Doors (Complete)

Front Door: 5'0 x 8'0 four or six Paned Wood Double Doors

Back Doors: 4@ 3'0 x 8'0 One Lite Fir Doors (3 fixed and 1 operable)

Mudroom: 2'8" x 8'0" Fire Rated Solid Core Masonite 2 Panel Shaker Style Door

Garage: 16' X 8' Insulated Steel Door with Windows (builder select) and 2 remotes that operates a motor

Exterior Trim Package (Complete)

Front Porches will have Cedar Farmhouse Style Columns (builder select)

Back Porch will have 8" x 8" box columns with crown molding, treated Wood Stairs and wood pickets

Interior Trim Package (Complete)

Upstairs and Downstairs : 3 piece "Farmhouse" Style Crown molding

Beam Ceiling (White Oak) in the Dining Room

Wainscoting (paint grade) will be installed in Study@ approximately 7'

Craftsman fireplace mantle & millwork surround built on site with paint grade materials

Built-in bench in Breakfast Nook Back Wall



Interior doors: Shaker Style 2 Panel Solid Core Masonite (paint grade)

Study Doors: 1 Lite paint Grade Glass Doors (similar to back doors) 5'0 x 8'0"

Stain Grade newels and handrail. Spindles to be Paint Grade

Cabinetry (Site Built) (Complete)

All first floor cabinetry will be inset Shaker Style with Soft Close concealed hinges and full extension drawer slides built on site with paint grade materials. Kitchen cabinetry will be to the ceiling.

The second floor will have lip mold cabinetry with concealed hinges

Mudroom with built-in on the first floor

Wine Closet with built- in Wine Racks and Cabinets. Includes a builder select wine chiller

Fireplace Built-in Cabinets on both sides of the fireplace

Utility with a Stainless sink, 1 @30" upper cabinet with hanging rod and a Linen Cabinet

Master Closet will have 1 chest of Drawers, opening Shelving and single or double closet rods.

Built-in desk with drawers under window in Upstairs Hallway (by stairwell)

Builder designs all cabinetry, trim, and closets.

Paint (selection due 4/15/2026)

All paint will be Sherwin Williams (if available)

Interior: 1 primary enamel color for all trim plus 1 accent color for mudroom Cabinet
1 Stain Color for Island, Dining Room Ceiling, Fireplace Cabinet Top, and Vent a Hood accent
5 interior wall colors and 1 Ceiling Color

Wall paint will be flat latex. Enamel paint will be satin finish

Exterior: (Complete) 1 siding color, 1 trim color and 1 accent color

(upgrade charge will apply for any finish other than flat on exterior siding and interior walls or satin on enamel)

(Paint contractor will provide 5 free samples/ additional samples are \$20. Each)

Landscaping

Full sod in front & back yards. 1 Front and 1 back flower bed

The front yard will have 1 bed with 1 row of evergreen shrubs, 1 row of dwarf shrubs, seasonal color and flowering accent plants.
Back will have 1 row of evergreen shrubs with flowering accent plants (total 2 beds @ approximately 10' each)

Fully fenced back yard: 7' vertical cedar pickets

4' metal fence with a pedestrian gate: (Does Not include an electric driveway gate or motor) \$25.00 per foot allowance

Bull rock on both sides of home

Sprinkler System in front and back yards

French drains on both sides of the house and in back yard as necessary/some tied into gutters

Gutters (PER city code) on West and East side of house and Front Porch

Flooring (Complete)

White Oak hardwoods throughout the downstairs and the upstairs (excluding bath and laundry floors). Floors to be sanded, stained with buyer selected color, and coated twice with a satin polyurethane finish.

Ceramic or Natural Stone Tile (Complete)

Allowance for materials (tile, accessories. grout, mastic, thinset and caulk)

Kitchen backsplash, utility room floor, all bathroom floors, tub and shower surrounds

Maximum two grout color selections in budget

NOTE:

*Delivery charges will be applied by fabricator if more than three vendors are selected
Builder does not apply sealer as it changes the appearance of stone*

Natural Stone Countertops

(builder Select is Calacatta Gold Porcelain in kitchen and En-Suite bath)

(builder Select is Calacatta Ultra 2CM in Primary, Hall and Powder bathrooms)

Includes Kitchen, Butler Pantry, utility and all Bathroom countertops.

1 1/2" Mitered Edge straight polish on all kitchen counters, Island and En-Suite bathroom (porcelain)

3/4" Straight Polish on Primary, Hall, Powder bathrooms and Utility

NOTES:

Builder does not apply sealer as it changes the appearance of stone

Shower Enclosure (Complete)

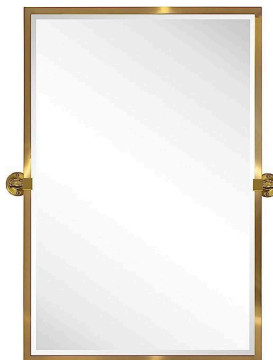
Master Bath: 3/8" plate glass, frameless with heavy hinges in chrome

Powder Bath: 3/8" plate glass, frameless with heavy hinges in Satin Brass

Mirrors (Partially Complete/ allowance items available until 4/25/2026)

Plate glass inserted into custom frames built on site with paint grade materials in Hall and En-Suite baths

Primary Bathroom will have a builder select mirror or **\$150.00** each allowance.



Builder Select mirror in Satin Brass in Powder bath

Door & Cabinet Hardware (Doorknobs Complete/ allowance for cabinet hardware available until 4/21/2026)

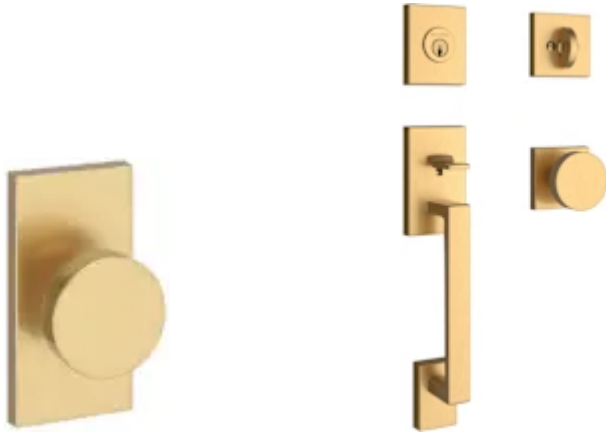
Cabinet Pull Allowance - \$7/knob; \$8/drawer pull

Bathroom Accessories: Gatco Latitude 2 or Gatco Cafe series (1 towel bar, 1 toilet paper and 1 hand towel)

Interior Doorknob: Baldwin Modern Crystal

Front Door: Baldwin

Back Doors: Baldwin Contemporary



Back doors with a Deadbolt Front Door: Baldwin

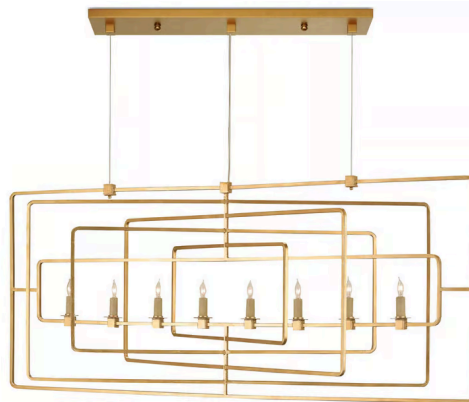
Interior Doors: Emtex Modern Crystal (gold downstairs and En-Suite and chrome upstairs)



Electrical Fixtures (Partially Complete/ Allowance items noted until 4/21/2026)



Kitchen: Pendants (2): Hudson Valley Briscoe in Brass



Dining Room Chandelier: Currey and Company Metro



Entry Foyer (1): Hudson Valley Duxbury



Stairwell Sconce(1) Visual Comfort Alberto



Powder Bathroom: Kohler Bellera



Sconce Over Fireplace Cabinets (2) Hudson Valley Heirloom

Secondary Bathroom lavatory lights (2): \$125.00 Allowance each



Primary Bathroom (2) Kohler Embra

Primary Bath Chandelier: \$450.00 Allowance



Exterior Front Porch Pendant(1) Hubbardton Forge Henry



Garage Sconce

Surround sound (pre-wire only) in family room and speaker pre wire on back porch

Pre-wire for alarm on all windows and doors with pre-wire for 2 control panels

Prewire for 2 cameras- 1 on front and 1 on back porch

Cat 5 or 6 wiring

Fans in all bedrooms, family room, back porch and gameroom

$\frac{3}{4}$ HP disposal in kitchen

Can lights in all bedrooms, study, dining, hallways, family, kitchen, back porch, and game room

Interior and Exterior Fans in Flat Black/Satin Nickel/ ORB or White : (builder select)

(builder selects all ceiling fans, under cabinet, garage and closet lights)

Plumbing-Pex System (No Manifold) (Complete)

Navian tankless gas water heater

NOTE: tankless heaters have filters that need to be changed every year

Toilets: White Kohler Elongated in all bathrooms

Dryer Connection to be natural gas and electric

Two hose bibs



Master: 67" Freestanding Acrylic Tub with Chrome faucet

Secondary Baths - 30" x 60" white steel tub

All Bathrooms to have white undermount rectangular porcelain sinks (builder select)





Powder Bathroom: Kohler Purist in Modern Brushed Brass

Primary Bath: Kohler Purist (in Chrome) I wall mount, I handheld and I ceiling mount



Kohler Setra faucets in Chrome or Brushed Brass Upper bathrooms

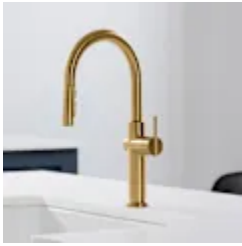


En-Suite



Hall bath

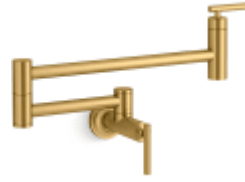
Kitchen: Kohler Cru and Contemporary in Modern Brushed Brass



faucet



water filtration



pot filler



Kitchen Sink: Farmsink in White 33"

Utility sink and faucet: builder select

Builder will build to these specifications unless notified by buyer (in writing) within 4 weeks of install if they require a change order.

20% will be added to all change orders & cost over runs.

All change order request MUST be in writing

Selections must be made within three weeks of the timeline date or builder has the right to make selection for buyer

Buyer

Buyer

Seller