

Couch Street

## Builder's Specifications

### Water Supply

1" Water Service with Meter per City of Houston Specifications- City Water

### Sanitary/Sewage

4" PVC schedule 40 piping to City of Houston ROW- Connection to 6" Lead

### Electric Service

150 Amp Underground Electric Service from Centerpoint Grid  
Electricity supplied by Centerpoint Energy- Homeowner can choose Electric Provider

### Natural Gas Service

Natural Gas supplied underground to metered location on property  
Service supplied Centerpoint Energy

### Foundation:

Post Tension Design- Slab on Grade  
Concrete Specified at 3,000 PSI  
Garage- Post Tension Slab on Grade with Perimeter Beam- 12"(wide) x 24"(deep)  
All Foundation placement to be inspected by Engineer of Record and City of Houston

### Driveway

Concrete - 4" 3,000 PSI with expansion and Control Joints per Contractor  
City Sidewalk and ROW Approach per City of Houston requirements

### Structural Framing

Floor Framing per Drawings

Structural Floor Trusses  
1 3/4" x 11 3/4" LVL Beams per drawing  
1 1/8" x 4 x 8 T & G OSB Subfloor- Glued

Wall Framing per Drawings

2 x 6 x 104 5/8" FIR First Floor Studs- Interior Walls 2 x 4  
2 x 6 x 116 5/8" FIR Second Floor Studs- Interior Walls 2 x 4  
2 x 12 #2 First Floor Headers  
2 x 6 #2 Second Floor Headers

Windstorm Design Rating- 110 mph design per drawings

All Exterior Wall to be covered with 7/16" x 4 x 8 OSB  
Nailing Pattern per Engineered Drawings  
Exterior Wall Sheathing to be covered in Codewrap Moisture Barrier

Ceilings Joists

2 x 8 #3 SYP Ceiling Joists- Spacing per Engineered drawing

Rafters

2 x 6 #2 SYP Roof Rafters- Spacing per Engineered Drawing

Roof Sheathing

7/16" x 4 x 8 OSB-with Radiant Barrier

### Siding and Cornice

Cemplank- James Hardie Siding and trim per architectural elevations  
Metal Window Flashing above all windows and doors  
Tamko Adhesive Window Wrap around all window and door frames

### Windows

Trophy- Vinyl Tilttable LOW E Windows with fiberglass screens  
Quantity and location of windows per drawings

#### **Exterior Doors**

Front Entry Door- 3068 Textured Fiberglass

#### **Garage Door**

16' x 7' Colonial Garage Door -Wayne Dalton Insulated

#### **Garage Door Opener**

Liftmaster Belt Drive opener

#### **Roofing**

15# underlayment felt  
Mill Finish Drip Edge at all eaves  
Owens Corning or Equivalent 30 Year Architectural Black Color  
Owens Corning Supreme 25 year or equivalent ridge cap  
Continuous Ridge Venting where possible  
Valleys- Tarco or equivalent Valley Flashing

#### **Insulation**

Poli Seal all sill plates/penetrations/window and doors  
Baffles-22" x 48" Durovent Installed in Rafter spaces in Attic for proper ventilation  
Exterior Walls R-19 Fiberglass Batts  
Decking in Attic R-22 Fiberglass Batts  
Inaccessible Areas R-30 Fiberglass Batts  
Attic Area R-30 Fiberglass Blown In  
Floor Areas where applicable R-19 Fiberglass Batts

#### **Plumbing System**

System and Installation to meet 2006 Uniform Plumbing Code  
Water Supply- PEX Water Piping or equivalent  
Drain Waste Vent- Schedule 40 PVC throughout  
Faucet Fixtures- Moen EVA Brushed Nickel or equivalent  
Vanity Sinks- White China Undermount per plan  
Toilets- St. Thomas Elongated White  
Kitchen Sink- 33" x 22" Stainless 8" deep Double Bowl  
Kitchen Faucet- Brushed Nickel- Moen or equivalent  
Garden Tub- Royal Bath White Acrylic Tub- 36" x 60" x 18" High  
Master Shower Base- Per Plan size- White Acrylic Fiberglass  
Full Bath Tub/Shower Combination- 60" Porcelain over Steel  
Water Heater- 40 Gallon Natural Gas - Location in Attic with drain pan underneath  
Washing Machine Connections on second floor with drain pan and drain to exterior  
Gas Piping- Black Steel per Plumbing Code  
Ice Maker at Refrigerator per plan location

#### **HVAC- Heating and Cooling System**

System Design and Installation to meet 2006 UMC and City of Houston Amendments  
Amana Furnace  
Amana 16 SEER Condenser  
R-8 Insulated Flexible Supply and Return Ducts  
Dryer- Bath Fans- Kitchen Microwave Vents to Exterior  
Condensate Lines to plumbing system- Emergency Condensate Pan Installed under Coil  
Mastic Sealing of all Ducting and Equipment  
Media Filter

Pro 1 805 Thermostat or Equivalent

### **Electrical System**

All wiring of switches, fixtures, and receptacles per 2011 NEC and Houston Amendments  
Overall layout per Drawings  
150 Amp Electrical Service  
Square D or equivalent Distribution Panel  
White Decora Switches and Standard Receptacles  
220 Volt Receptacle for Dryer on Second Floor Laundry per plan  
Recessed can Lighting per Electrical Layout  
TV and Phone Openings/Outlets per plan

### **Security System**

Progressive Connections Installation  
All Accessible Doors and Windows Wired (excluding overhead garage door)  
1 Wired Keypad locations (Garage Entry Door)  
1 Wired Interior Siren location (near doorbell)  
2 Wired Attic Spares for future use (attic)  
1 Wired Phone line for future communication  
1 Fixed Keypad at Garage Entry door location  
1 Blank Plate at Motion location  
All wired openings activated

### **Sheetrock and Texture and Wall Finishes**

1/2" Gypsum Wallboard Throughout  
5/8" Fire Rated Gypsum Board at Fire Safety Locations per Code  
1/2" James Hardibacker at all Wet Locations  
Knockdown Monterrey Texture Throughout  
All Seams and Joints Taped/Bedded/Finished  
Square Corner Metal Corner Beading where applicable

### **Painting**

Exterior Siding and Trim to be primed and painted with Sherwin Williams-Latex- Satin Paint  
Interior Walls- painted- Latex Mesa-Sherwin Williams- Builder Color Choice  
All Seams and Joints to be caulked with 40 Year Sherwin Williams Latex Caulk  
Interior Mouldings and Doors primed with Lacquer Undercoater and Sanded  
Interior Mouldings and Doors- Oil Based Sherwin Williams Paint

### **Cabinetry**

Maple Square Door Style -Espresso Stained  
42" Uppers with Shaker Crown  
Standard Box construction and Drawers  
Vanities per drawings- 36" Height in Master Bath- 36" Height in Full Bath per plan

### **Mouldings and Doors**

1 3/8" Masonite Panel Interior Doors with 4 5/8" FJ Jambs with painted hinges  
Pine Painted Finger Joint Casing  
1 x 6 Pine Base moulding  
MDF Closet and Pantry Shelving- Location and Quantity per plan  
30" x 54" x 10" 350 Pound Capacity Pine Attic Pull Down Attic Staircase- Location per plan  
SW6040 Oak Handrail- Stained to match Flooring  
Closet Rods- Pine 1 3/8" Round - Supported by Metal Shelving Brackets per plan

### **Countertops and Backsplash**

Granite-3 cm per Builder's selection  
 Manufactured Quartz- Bath Vanity Tops with Square Edge Treatment  
 Granite to be sealed after Installation  
 Kitchen Backsplash were applicable- 3" x 6" White Glazed Subway Tile OR Equivalent

**Ceramic Tile**

12" x 12" Silver/Gray Travertine on Walls/ Tub Deck. 20' x 20' on Bath Floors and Laundry  
 1/4" Hardie Backer beneath floor Travertine  
 1/2" Hardie backer on Master Bath Shower Walls and above Full Bath Fiberglass surround  
 Grout to be close match to Travertine  
 Laundry Floor- 1/4" Hardie Backer with 12" x 12" Travertine

**Master Bath Shower Door-Mirrors**

Arrow Glass or equivalent-Victory Series 6mm Frameless Clear Glass Detail with Brushed Nickel Hardware  
 Standard Mirrors per Vanity Size

**Hardware**

All Interior Hardware- Better Home Products-  
 68815SN- Handleset Embarcadero  
 10626 DC- SC Deadbolt  
 52515 SN- Mushroom Entry Knob  
 52215 SN- Privacy Knob  
 52115 SN- Passage Knob  
 52315 SN- Dummy Knob where applicable  
 6007 SN- Euro Paper Holder- New Dolores SN  
 6002 SN- Robe Hook- New Dolores SN  
 6004 SN- Towel Ring- New Dolores SN  
 Hinge Stop SN and Spring Stop SN- where applicable

**Lighting**

ENTRY	1	F18016BSN
GARAGE	2	F6902-31
GARAGE	2	65PAR38
PASS HALL	3	13880BN NICKEL
DINING	1	F18005-80
KITCHEN	3	TI113
MASTER BATH	3	F18013-80
SECOND BATH	1	F18014-80
POWDER ROOM	1	F18012-80
UTILITY	1	209A217
PATIO	1	V8898-5
FAMILY ROOM	1	AVL56TIT5RW
FAMILY ROOM	1	DR12BS
MASTER CLOSET	1	V7788-33
MASTER CLOSET	1	209A232
CLOSET	3	V7786-33
KEYLESS	2	677002
MASTER BEDROOM	3	5HM52BS
BEDROOM	2	V0904-33
BEDROOM	8	GS-155
SMOKES	6	322007
PUSHBUTTON	1	PB4043-WB
CHIME	1	417051
GARAGE	1	200A432

**Finish Flooring**

Kitchen, Powder Bath, Great Room, Entry, Pantry, Stairs, Hallway, bedrooms  
 Prefinished Plank Wood Flooring

**Appliances**

KitchenAid- KGRS202BSS- Gas Range  
KitchenAid- KDTE104DSS- Dishwasher  
KitchenAid- KMHC319ESS- Microwave  
FFWC38F6LS- Frigidaire Wine Chiller

**Landscaping**

Landscape Fabric underneath all areas of Gravel  
Bushes and Tree per Builder's Selection.