



FOUNDATION AND FRAMING

- Post - tension slab professionally engineer and per community soils report recommendations
- PEX plumbing system
- engineered wood floor trusses
- City of Houston Inspections: Pre-pour foundation, Structural / Framing, Insulation, Final Energy Certification, Wind Storm, Mechanical, Plumbing, Electrical, Final

EXTERIOR FEATURES

- 3 Story Design
- 8' Solid Wood Entry Door
- Gutter System tied directly into community storm lines
- 2 Car Garage Doors with openers and WiFi capabilities
- Private Fence with gate
- Spacious maintenance free backyard with gravel
- Exterior storage off of back porch
- Low maintenance Hardie cement board siding throughout
- 25 year manufacturer warranty on shingles

INTERIOR FEATURES

- ¾ Engineered Oak Floor
- Ceramic Tile Floors in all baths and utility
- Energy Efficient LED Lighting
- Ceiling Fans in Living Room and all bedrooms
- Walk in closet with ample storage in each of the bedrooms
- All custom made cabinets fabricated on site
 - Birchwood boxes with poplar faces
- White Oak custom cabinets in kitchen and primary bathroom vanity

KITCHEN

- Shaker style cabinets
- Ceramic tile back-splash
- Quartz 9' width counter-tops
- Stainless Steel sink
- Stainless steel appliance package
 - 36" Gas Cooktop - Thor
 - 30" - GE Microwave
 - 24" GE - Dishwasher
 - 36" Venthood
- Pot filler
- Walk in butler's pantry
 - Quartz countertop in pantry
 - Additional plugs for appliances



BATHROOMS

- Separate tub and shower in the Primary Suite
- Quartz Countertops
- Moen Plumbing fixtures for bathrooms
- Elongated commodes in all baths
- Ceramic Tile Flooring in all baths
- Shaker style cabinets

ELECTRICAL/ TECHNOLOGY

- Pre - Wire Cable / Data / Alarm Systems
- pre wired for surround sound
- Alarm system ready with door sensors and window sensors on first floor
- Ethernet and coax connections in all rooms
- Pre-wired for wifi hotspot installations

WARRANTY

- 1 Year Workmanship and Materials Warranty
- 2 Year Plumbing / HVAC / Electrical Systems Warranty
- 10 Year Structural Warranty

SAFETY/ ENERGY EFFICIENCY

- Programmable Thermostats
- Energy - Efficient Insulation with Poly Sealant around base plates, doors, windows and exterior wall penetrations
- Vinyl Double-Pane Windows Throughout
- R-22 Insulation on Exterior Walls
- R-38 insulation in Attic
- Interconnected Smoke Detectors with Battery Backup
- High Efficiency Air Conditioner
 - 5 ton 15 SEER