

Yale Terrace

COMMUNITY FEATURES

- Gated Community
- Large - size landscaped Park
- Dog park
- Guest Parking
- Community Management and HOA
- Outdoor Living Spaces and Walkways

KITCHEN:

- 6.5" Waterproof Oak Wood Floor
- Quartz Countertops
- Samsung Stainless Steel Dishwasher, Steel Microwave Steel Stove
- Soft-Close Shaker-Style Italian Cabinets
- High End Fixtures

LIVING AREA:

- Open Floor Concept
- 11" Cielings
- Balcony

PRIMARY BADROOM:

- Large Walk-In Closet
- Spa inspired Bathroom
- Large Windows and Natural Light



HOME FEATURES

Type:	Single Family
Plan A:	3 Bed 3/1 Bath 1882 sqft
Plan B:	3 Bed 3/1 Bath 1784 sqft
Architectural:	Modern Farm House
Exterior:	Fiber Cement
Roof:	Composite Shingles with Gable Style
Windows:	Energy Efficient, Sliding, Double- Pane

DESIGN FEATURES

Open Floor Plan

Quartz Counter Top

Large Windows

Soft - Close Italian Cabinets - Stosa

Samsung SS Appliances

Walk - in Closets

Storage Spaces and Large Pantry

En - Suite Master bath with Free Standing Tub

Waterproof Wood Veneer

White Oak Flooring Throughout

Luxury Porcelain tiles in wet areas

High- End Plumbing and Light Fixtures

Built - in Shower Bench

Large Semi - Framless Mirros & Shower Glass

Large-Sized Balcony

STRUCTURAL FEATURES

Engineered slab-on-grade foundation system

Reinforced concrete with steel rebars and post-tension cables.

Load-bearing wood framing system with 2x4 studs at 16" OC, better support for walls and ceilings, helping prevent sagging or shifting over time.

Engineered floor truss system for consistent load distribution

Third floor roof framing engineered for wind load compliance

Structural wall sheathing per code

Pitched roof with 30-yr manufacturer warranty composite shingle cladding

Radiant barrier roof deck for thermal efficiency

R-38 insulation in attic space

R-13 wall insulation

EXTERIOR ELEMENTS

Fiberglass entry door with reeded glass

Driftwood asphalt roof shingles installed over radiant barrier sheathing

Raised panel steel garage door

Vinyl- framed Low-E windows throughout for energy efficiency and UV protection

ENERGY & MECHANICAL SYSTEMS

3.5-ton SEER 16-rated cooling system

Natural gas furnace with 0.8 AFUE efficiency

R-8 insulated supply and return ducts

System passes duct tightness test (68 CFM @25Pa) and blower door test (4 ACH50)

Natural gas water heater, Energy Factor (EF) 0.62

Piping: Schedule 40 PVC and PEX as per UPC standards

All vent terminations are on exterior walls for safety and code compliance

Fan power: 3 watts

Three underground conduits to garage for electric, data, and cable/fiberoptic

Main disconnect panel located close to exterior meter

Double-pane windows, U-value: 0.27, SHGC: 0.23

BUILDER PRACTICES & CODE COMPLIANCE

Built to 2015 IRC & IECC standards with City of Houston amendments

Structural plans reviewed and approved by the City of Houston

Topsoil reused where feasible for environmental responsibility

Compliance with all accessibility, grading, and utility connection codes

