

Brookstone Homes, Inc.
Home Construction Specifications
4011 Breakwood and 4013 Breakwood
Houston

Foundation

- Designed by Engineer
- Foundation location checked by surveyor
- Foundation construction inspected by Engineer
- Engineered conventional foundation with rebar construction
- Wood floor pier and beam foundation
- Piers drilled to the depth specified in the soil report
- 3000 psi concrete to be used in foundation
- 30" deep beams on foundation

Framing

- Ceiling heights as existing
- 3/4" tongue-and-groove plywood subfloor glued and nailed to trusses or 2 x 12 lumber
- 1/2" OSB roof decking with "Kool Ply"
- 2 x 6 exterior walls
- 2 x 4 interior walls
- 1/2" sheathing for stucco
- All studs to be stud grade
- Hurricane straps to meet city code
- Joist hangers to be used under all unsupported joists
- "Hardiplank" fascia board
- "Hardiplank" soffit and ceiling on porches

Roofing

- Flat roof system with some shingles
- Foam insulation does not require roof venting

Electrical

- All wiring past breaker box to be copper wiring per the N. E. C.
- Service to be 120/240 volt, single phase, three wire
- Wire inside of underground service is aluminum
- Undercounter lights in the kitchen
- All switches to be "Decora" style
- White conventional style plugs
- Light fixtures are existing
- Electrical oven connection included
- Recess lights to be generic recessed LED style recess lights
- Recess lights are included in the electric bid outside of the light fixture allowance
- House to have a hook up for the dryer

Air Conditioning

- 2 zone air conditioning system; one for each floor (2 thermostats)
- There is one ac unit for the house
- "Lennox" SER 17+ air conditioning units
- A/C compressors to be electric
- Gas heating
- Return air grills are to be made of sheet metal
- Float switches in the drain pan are not required in this municipality, -
- Float switches are available for 275.00 each
- Flexible ducts to be used for supply air ducting
- Exhaust fan in each bathroom

Plumbing

- Gas to be piped to fireplace and dryer
- Plastic pipe to be used to bring water into the house
- Plastic pipe to be used for the sewer line
- Gas cooktop connection included
- All PEX water pipes inside the home
- No gas lights in this bid, if there are the labor and materials must be per allowance
- Contractor does not warrant any ice machines for installation or longevity, Homeowner must deal with supplier directly
- Water lines will be insulated to meet the city of Houston Code
- All PVC drain lines inside and underneath the home
- Plumbing fixtures as purchased already

Brick, Driveway, Area Drains & Gutters, Landscaping

- Number 3 rebar @ 18" O. C. to be embedded in all the concrete paving and sidewalks
- Gutters installed where needed
- Area drains and underground downspout pipes are included in this bid
- Lot to drain to the street by gravity
- Driveway as existing
- Fence per allowance if used
- Lawn will be sodded on completion
- Bushes and beds are included per landscape allowance
- If zoysia is used, there is no warranty from builder on grass
- If zoysia grass is used, no warranty from builder on drainage problems

Stucco

- Stucco will be a three-coat system. The stucco is applied over an expanded diamond mesh lath, which has been nailed appropriately. The three coats of concrete plaster are applied by hand. The concrete plaster is a mixture of variable sized grain sand, cement, lime, and fiberglass strands. After the desired finish is achieved, the final surface is painted with an elastomeric (rubbery) stucco coating. Expansion joints will be placed as required.
- There is no warranty of any kind on any stucco problem if vines are left to grow on the stucco

Insulation & Sheetrock

Insulation for Crawlspace homes follows;

- Foam insulation at roof deck with R value of 30
- Foam insulation at exterior walls with R value of 13
- Foam insulation at cold floors with R value of 19
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Sheetrock;

- All Sheetrock will receive three finish coats and be lightly sanded
- 1/2" sheetrock throughout
- 5/8" sheetrock under stairs and on ceilings with 24" center joists
- 5/8" sheetrock in attached garage painted

Accessories

- Security system and low voltage, etc. provided per allowance
- Appliances provided as purchased
- Builder will not be responsible for warranty repairs on appliances provided by suppliers to the home. If appliance has a one year warranty only, the appliance will be covered by manufacturer for only one year. Buyer should be careful to buy quality appliances. Builder does not recommend U Line, Thermadore and LG appliances
- Builder will not warrant Low voltage equipment, burglar alarms, or other similar electronic equipment, over the value of the Low voltage allowance.
- Garage door opener included with 2 controls
- Powder room mirror not included in price
- Prefab thresholds at exterior doors
- House to be clean upon completion
- There is no pool included in this proposal
- There is no elevator included in this proposal

Paint

EXTERIOR

- One exterior coat of oil base primer
- One color of paint on the outside of the home included
- One exterior finish coat of 100% acrylic paint

WOODWORK

- One coat of lacquer sanding sealer on woodwork
- One coat of lacquer undercoat on woodwork
- One finish coat of semigloss enamel on woodwork
- Handrail to be painted white on the bottom
- Bleached or stained cabinets available at minimal extra cost
- High gloss enamel available at extra cost
- If handrail should not match floor color, homeowner should notify builder early in the selection process
- If any hinges are to be preserved unpainted, there will be an extra charge
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WALLS & CEILING

- White latex paint on ceilings
- White latex paint in the closets
- One color of latex paint on walls
- Latex enamel paint on walls is available at extra cost
- Deep tint base colors available at extra cost

Flooring

- Engineered wood flooring
- Home owner should run climate control at all times on homes with wood floors
- Home owner should not use any cleaning products with chemicals on wood floors. Only broom vacuum and approved products should be used
Please refer to guide on cleaning hardwood floors. Do not allow water to sit on hardwood floors
- Material for ceramic tile is all installed
- There will be wood floors only, no carpet
- Contractor is not responsible for any defects and color changes in natural marble or slate. Some marble and slate may require different glues or sealers which will cost extra

FLOORING SCHEDULE

<u>Room</u>	<u>Flooring</u>	<u>Baseboard</u>
Other rooms	Engineered wood flooring	Wooden
All Baths	Tile	Wooden
Porches	Flagstone	

Countertops & Tile

- Countertops and tile are installed

Fireplace

- One direct vent pre fab fireplace that burns gas with fake logs

Windows and exterior doors

- Double glazed, insulated, aluminum windows throughout
- Window screens not included

Exterior Doors & Interior Trim

- Front door is installed
- Masonite doors throughout
- Stained oak 2 3/4" handrail (Wenco C6210W)
- Metal balusters, Painted black
- No built in ironing board is included in the price
- There are no cabinets in the garage of any kind included in the price
- Cabinets in the garage will cost \$ 25.00 per cubic foot

- Home owner will not expect to occupy house until 3 weeks after the last trim change or addition has been announced regardless of the fault

Hardware

- Hardware on this home is installed and purchased
- If mailbox is to be provided, it will be charged to the hardware allowance