



3-4 Beds



3 full 2 half Baths



4,592 sqft

1309 Marshall

Houston, TX 77006

FOUNDATION

- Conventional with piers
- Designed, inspected, and certified by State of Texas registered engineer

FRAMING

- Engineered structural framing design
- 1 1/8" T&G plywood subfloor (glued, nailed, and screwed to floor joists)
- 1/2" Oriented Strand Board (OSB) roof decking and sheathing

EXTERIOR SURFACES

- Three part conventional stucco
- Elevation details per architectural plans

CABINETS AND TRIM

- 1st floor and master cabinets: – Per builder designer specs
 - Custom, site built cabinet boxes with overlay door master's shaker cabinet door & drawer fronts.
 - All cabinets are paint grade material.
 - Soft-close full extension drawer slides on cabinet drawers. European Blum hinges on cabinet doors.
- All other cabinets:
 - Custom, site built cabinet boxes with overlay trim carpenter's shaker front cabinet door & drawer fronts.

- All cabinets are paint grade material.
- Soft-close full extension drawer slides on cabinet drawers. European Blum hinges on cabinet doors.
- All other cabinets: – Per builder designer specs
 - Custom, site built cabinet boxes with overlay trim carpenter's shaker front cabinet door & drawer fronts.
 - All cabinet are paint grade material.
 - Concealed spring hinges on cabinet doors. Full extensions drawers slides on cabinet drawers.
- Closets– Per builder designer specs
 - Oval shaped chrome rod and paint grade wood shelves standard built at 96".
- Wood casing on all windows and doors: BMC MDF 1"x4"
- 8" base on all floors
- Crown moulding in 1st floor common areas, except family room and kitchen. Master bedroom
- Iron railing/balusters – Per builder designer specs

WINDOWS AND DOORS

- Windows: Quaker Brighton series – Dark bronze - Aluminum clad wood, insulated Low E 366 glass
- Interior doors: Solid core paint grade, 1 panel
- Front door: Iron doors – Design per CAD drawing.
- Garage door: Wood clad, stain grade garage door. Includes 2 garage door openers and keypad (1/2 HP belt drive LiftMaster)



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ROOFING

- Composition shingles & metal roofing – per architectural plans

INSULATION

- R-38 blown insulation in attic
- R-38 batts in vaulted ceilings
- R-22/30 batts in attic decking
- R-19 batts in cold floors
- R-19 & R-13 batts in exterior walls
- Poly seal all openings

AIR CONDITIONING

- 16.25 SEER Trane (sized by Alpine Air, Inc.)
- One zone for each floor
- Gas heat

ELECTRICAL

- Electrical fixtures including ceiling fans, decorative lights, undercounter lights, smoke/CO2 detectors and doorbell/chime – per builder designer specs
- Switch, plug, recessed can and light locations per architectural plans (may be moved due to structural framing locations)
- Underground service for electric, cable and telephone

PLUMBING

- Plumbing fixtures including tubs, faucets, toilets, kitchen sink, and lavatory sinks – per builder designer specs
- 11 GPM Navien tankless gas water heater for house
- Gas to fireplaces, heating unit, water heater, dryer, range-top & front exterior scone
- PEX system for water lines
- All PVC drain lines

FIREPLACE UNIT

- Family room fireplace: 42" wood burning – per builder designer specs

WOOD AND CARPET FLOORING

- Engineered sand and finish wood floors throughout except for bedrooms/bed closets, master bathroom, spare full bathrooms and utility – per builder designer specs
- Carpet in all bedrooms/bed closets
- Solid wood treads (oak) on stairway – stained on site to match wood floor – per builder designer specs
- Paint grade stair risers
- Stain grade, round shoe molding



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TILE

- Master bathroom: floor & shower/tub surrounds tile – per builder designer specs
- Spare full baths: floors & tub/shower surrounds tile – per builder designer specs
- Utility: floor tile – per builder designer specs
- 1st floor porches: floor tile – per builder designer specs
- Tile backsplash in kitchen – per builder designer specs
- Exterior balcony to be Molander waterproofing system with decorative finish overlay – per builder designer specs

LANDSCAPING & IRRIGATION

- Rain Bird irrigation system for plants
- Metal vine landscaping on stucco border wall

COUNTERTOPS

- Slab quartz tops in kitchen & butlers and powder bath – per builder designer specs
 - Builder will not warranty marble or any soft/porous stone slab tops in kitchen, butlers & utility
- Slab granite/marble tops in bathrooms – per builder designer specs
- Slab granite – utility – per builder designer specs

FENCE & RAILINGS

- 8' wood fence (vertical pickets) with treated rot board – per plan location – no stain
- 3ft iron fencing for front yard – per builder designer specs and locations
- 8ft stucco wall for side yard – per builder designer specs and locations

HARDWARE

- Hardware including exterior and interior door knobs/levers, cabinet knobs/pulls, bathroom accessories and address marker – per builder designer specs

OUTDOOR LIVING & ENTERTAINMENT

- Metal outdoor pergola
- Outdoor fireplace connected to main gas line
- Full artificial turf outdoors
- Outdoor speakers
- Additional exterior electrical outlets
- Outdoor lighting
- Pool safety net

FIREPLACE SURROUND

- Faux cast fireplace surround in family room – per builder designer specs



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HOME TECHNOLOGY & SECURITY

- Whole-home audio system
- Indoor security system
- Solar screens

INTERIOR FINISHES & DESIGN

- Custom wallpaper in downstairs powder bathroom
- Custom wallpaper in office
- Custom paint in all bedrooms
- Custom drapery and window coverings throughout
- home

MECHANICAL SYSTEMS & UTILITIES

- Generac whole-home generator
- Whole-home water filtration system
- Tankless water heater
- Electric vehicle (EV) charger

CLIMATE CONTROL

- Dedicated HVAC zone for primary bedroom, bathroom and closet
- Separate HVAC zoning for first and second floors