

City View Builder Specs 2903 Gillespie Units A-B-C

FOUNDATION SPEC:

- Foundation is designed by Innovative Structural Consultants, LLC in accordance with City of Houston Codes
- Foundation consists of post tension cables, beams and slab
- Foundation pre-treated for termites

FRAMING:

- 1st Floor – 2x6 exterior walls with I-joist trusses and 1 ½ TG sub floor
- 2nd Floor – 2x6 exterior walls with I-joist trusses and 1 ½ TG sub floor
- 3rd Floor – 2x6 exterior walls with I-joist trusses and 1 ½ TG sub floor
- 4th Floor – 2x6 exterior walls with I-joist trusses and 1 ½ TG sub floor
- Roof: 2x8 rafters with 7/16” OSB radiant barrier decking.
- Interior walls are 2x4 and 2x6 with ½” sheer wall OSB

WINDOWS:

- Windows: Insulated casement and double hung aluminum windows by Ply-Gem
- Exterior Doors: Therma-Tru
- Front Doors: Therma -Tru

PLUMBING:

- All underground drain and vent pipe are schedule 40 PVC, all water pipes are pex plastic with copper fittings and gas pipes are black steel
- One 40-gallon gas Bradford White water heater
- Plumbing fixtures: All toilets, bath faucets, shower faucets and kitchen faucets are Mirabelle

HEATING AND AIR CONDITIONING:

- AC are 4 ton manufactured by Lennox SEER Factor 14
- Gas Lennox furnaces
- Floor zoned programmable Honeywell thermostats
- Painted Metal grills

ELECTRICAL:

- 200 AMPS underground service
- TV CAT5 wiring
- RG6 in main rooms
- Pre-wired audio in main room, master and terrace

ROOFING:

- OAKRIDGE AR Peppermill Gray 33 year life shingle
- Terrace has SS metal wall and door panned
- Flashing around all windows and doors

EXTERIOR:

- Traditional stucco with cement board siding

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- Cement board perforated soffit
- Cement board trim

INSULATION:

- R-19 Kraft batts in exterior walls
- R-19 Kraft batts in attic knee walls, ceilings and cold floors
- R-25 Kraft batt in roof ceiling
- All base plates, doors, windows and penetrations are polycel foamed

DRYWALL:

- Regular ½” gypsum board throughout house
- Water resistant ½” purple board in peripheral wet areas
- ½” backerboard in tiled wet areas
- Regular 5/8” gypsum board in garage and under stairs
- Rounded cornerbead

INTERIOR TRIM:

- Custom bullnose baseboard, door casing and window stool
- Factory built Benton Shaker style cabinets by Bayou City Cabinets
- All closet cabinetry is custom built on site

PAINT:

- All exterior stucco in painted Sherwin Williams “Conflex” elastic paint
- All exterior siding and trim painted Sherwin Williams exterior latex flat
- Walls and ceilings have level 3 and have been slightly textured and one coat primer and one coat of paint.
- Interior trim has 2 coats of paint

DRIVES & WALKS:

- Concrete the steppers

GARAGE DOORS:

- 8’ accent doors with 1/2 hp automatic opener

SHOWER ENCLOSURES:

- Showers have frameless glass enclosure

LIGHTING & FANS:

- Recessed LED cans throughout house
- CFL or LED lights will be utilized

APPLIANCES:

- Range/Oven – Kitchen Aid
- Dishwasher – Kitchen Aid
- Microwave – Kitchen Aid
- Vent hood – Cosmo
- Wine Cooler - Frigidaire

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STAIRS:

- Sanded & stained red oak treads with painted risers
- Custom fabricated metal handrails

HARDWARE:

- Chrome designer knobs installed on kitchen cabinets and drawers
- Brushed Stainless door hardware by Schlage

COUNTERTOPS AND FLOORING:

- Counter tops in kitchen, bar, master and secondary bathrooms are quartz
- Kildare Nottingham European Oak engineered wood flooring
- Enchanted Rock – Sunshine 100% BCF PET Polyester twist carpet in Master Closet and Secondary Bedrooms and Closets

WATER RETENTION SYSTEM

- 250 Gallon Poly Tank cistern for gathering rain water, with faucet and overflow

NOTE: Builder and/or developer reserve the right and may change or substitute any of the selections and specifications above without notice. The purpose of this spec sheet is to provide a broad overview of intended house finishes and should be verified by purchasing agent and prospective buyers.