

Typical Specification Sheet

5727 Glenhurst, Houston, TX 77033

1. **FOUNDATION:** A structurally engineered foundation and slab designed per plan by Texas licensed engineer. All concrete foundation beams and slab has a minimum compressive strength of 1500 P.S.I. at 7 days at the time of stressing and 3500 P.S.I. at 28 days. Concrete design mix in accordance with A.C.I. building codes (requirements A.C.I. 318-89). All reinforcing steel is grade 60 bar conforming to the latest edition of ASTM.
2. **FRAMING:** Framing is of a size and strength necessary to satisfy local building codes of load, use, and spacing indicated on plans. Bottom plate of all walls are of treated material. Engineer designed ceiling joists, wall framing, and rafters.
 - i. All ceiling joists, beams, and headers are southern pine #2 grade.
 - ii. All doors and window header are 2 by 8 headers southern pine #2 grade with $\frac{3}{4}$ plywood unless otherwise noted.
 - iii. All ceiling joists and rafter have hurricane straps @ 4" OC 110 MPH windload.
 - iv. Roof ridge, hips, and valley shall not less than 2" nominal thickness nor less in depth than the cut end of the rafter.
3. **EXTERIOR SIDING / CORNICE / BRICK / TRIM BOARDS**
 - i. Siding – Hardie / CemPlank Mixture
 - ii. Fascia – Hardie
 - iii. Frieze Boards – Hardie
 - iv. Corner Boards – Hardie
 - v. Window Surround – Hardie
 - vi. Soffit – Hardie w/soffit vents
 - vii. Brick – King Brick Size Muskogee Collection
4. **ROOFING:** Oakridge Algae Resistant Laminate Architectural Shingles with a 30 year warranty.
5. **Exterior Doors:**
 - I. Front & Back Door – Therma – Tru Benchmark Insulating Core
 - II. Garage Door – Painted metal door with
6. **INSULATION:**
 - I. Exterior Walls – Standard insulation (R-13)
 - II. Attic Ceilings – 9" Standard Insulation (R-38)
7. **WINDOWS**
 - I. Frames – Vinyl – Color – White

- II. Glass – Double Pane Low – E with standard screens (U-Factor .40 or less with Solar Heat Gain Coefficient of .25 or less)

8. ELECTRICAL

- I. Service Size – 125 AMPS service and grounding system
- II. 110 Volt duplex outlets throughout (GFCI outlets in wet areas and weatherproof exterior per code)
- III. Smoke Detectors – Interconnected with battery backup in all bedrooms and hallways per code.
- IV. Decora style rocker switches throughout home pre-wired ceiling fan installation per room
- V. Light Fixtures – Per selection list

9. INTERIOR WALL FINISH: All interior walls are ½” drywall standard drywall except in wet area and garage. Wet areas are ultralight mold tough drywall and garage wall is 5/8” fire resistant per building code.

- I. Walls – Textured and Painted
- II. Ceilings – Textured and Painted

10. PLUMBING:

Master Bathroom

- i. Tub – Kohler front drain soaking garden tub in white acrylic finish.
- ii. Shower - Levity 59 in. x 74 in. Semi-Frameless Sliding Shower Door in Nickel with Handle. 1/4-inch-thick Crystal Clear tempered glass with innovative roller design CleanCoat glass treatment repels water for ease of cleaning.
- iii. Lavatory – Granite color white or beige sink faucets per selection list
- iv. Commode – Glacier Bay 2 piece 1.28 GPF high efficiency single flush elongated white

Bathroom 2

- i. Tub – 60” x 30” standard white soaking tub with tile surround;
- ii. Lavatory - Granite color white or beige sink faucets per selection list
- iii. Commode - Glacier Bay 2 piece 1.28 GPF high efficiency single flush elongated white

Kitchen

- i. Kitchen Sink – Granite 33” L x 22” W Double Basin Dual Mount Kitchen Sink by Joss and Main or similar

Water Heater

- a) One 40 gallon gas unit

Water Service

- i. PEX piping plumbing system

11. AIR CONDITIONING & HEATING:

- i. 3 ton 14 seer unit with 10 KW Heat Kit and Merv 8 filtration system sealed with UL-181 mastic to prevent air loss and heat gain

12. DOOR LOCKS: All exterior doors will have single cylinder deadbolts; All bedrooms and bathrooms will have privacy locks; All other doors to have passage hardware. Brand to be Kwikset or similar.

13. INTERIOR DOORS & TRIM MATERIAL:

- a) Interior doors – Textured finish 6 panel or similar
- b) Closet Shelving – 1" X 12" MDF or similar
- c) Door Casings – 2 ¼ Colonial Finger Joint Pine or similar
- d) Base Moldings – 3 ¼" B20 Finger Joint Pine or similar

14. CABINETS & COUNTERTOPS:

- ii. Kitchen Cabinets – Dover Oak I with elite dovetail drawer upgrade
- iii. Bath Vanities - Dover Oak I

15. APPLIANCES:

- a) Stainless Steel GE Built In Dishwasher – GSD3360KSS
- b) Stainless Steel GE Freestanding Gas Range – JGBS60REKSS
- c) Stainless Steel GE Over the Range Microwave Oven – JVM3162RJSS

16. PAINTING:

- a. Walls – Sherwin Williams PMC customized light gray (Latex Flat Finish)
- b. Trim – Standard white semi-gloss

17. WALL TILE:

- i. Ceramic tub and shower surrounds

18. MIRRORS:

- a) Builder standard mirrors in baths

19. FLOORING FINISH:

- 1) Ivory Carpeting – installed over ½" 6 lb. pad or similar (bedrooms only)
- 2) Neutral colored 13 by 13 ceramic tile

20. EXTERIOR FLATWORK:

- A. Driveway and sidewalks – concrete per local code

21. LANDSCAPE:

- 1) Landscape – St. Augustine sod in Front and Back Yard; Oak tree and beds with Indian Hawthorne and Drift Rose
- 2) Fence - 6' Treated wood fence with 6" rot board on back and side property lines

