



SMART. CONNECTED. EFFICIENT.
YOUR DREAM HOME IS KNOCKING.

WELCOME TO WI-FI SMART BY WISEMAN™

Get connected and stay connected! Wiseman Homes now offers home automation and connectivity features standard in every home. Whether playing online video games in the living room, watching television on your tablet in the bedroom, or streaming music on the back porch, experience consistent Wi-Fi coverage throughout your entire home.

CONNECTIVITY //

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OTHER BUILDERS

RESALE

System Infrastructure

- Wireless access points
- 10/12-port Ethernet switch
- CAT-6A wiring
- Structured media enclosure
- Surge protective receptacles



Smart Products by Google

- Google Home Hub
- Nest Hello Doorbell
- Nest X Yale Smart Lock
- Nest Wi-Fi Thermostat E
- iHome Control Smart Plug-In
- Wireless in-wall dimmers



TOTAL CONNECTIVITY VALUE INCLUDED

\$8,000



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SIGNATURE FEATURES //

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OTHER BUILDERS

RESALE

• Stainless Steel appliance package <i>Washer and dryer not included</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 9' ceilings on first floors and 8' ceilings on second floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 16-SEER, 95% efficient Carrier or Trane air conditioning system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Open cell spray foam insulation at exterior walls and roof rafters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Tankless gas water heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Energy efficient vinyl windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 7" wide Rigid Core Cyrus luxury wood-look vinyl plank flooring <i>100% waterproof. Protected with CrystaLux™</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Quartz materials on countertops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Solid core interior doors (bedroom & bathroom entry) with Kwikset hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Crown molding in living areas and master bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STRUCTURAL FEATURES //

• Designed by professional and licensed structural engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Post tension foundation design or crawlspace block & beam foundation design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Concrete is 3000 psi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Wood framing with studs 16" on center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Engineered and pre-built trusses at second floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTERIOR FEATURES //

• Two panel smooth finish painted solid core interior doors (bed & bath entry)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Light texture finish drywall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sherwin Williams Paint: Eggshell on walls, flat on ceilings & satin on trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Kwikset door hardware (lever handle with rectangular rosette in satin nickel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Single crown molding at living/kitchen area and master bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 6" baseboards for all other areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Door heights are 6'8" feet (per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Open cell spray foam insulation in attic rafters and exterior walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Smoke and carbon monoxide detectors throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- All bedrooms and living room pre-wired for ceiling fans. Ceiling fan fixture provided in master only ✓ ■ ■
- Pre-wired for CAT5 and coax cable ✓ ■ ■
- Pre-wired for security system ✓ ■ ■
- Garage door opener with transmitters ✓ ■ ■
- 7" wide Rigid Core Cyrus luxury wood-look vinyl throughout ✓ ■ ■
- Double paned, single hung low E vinyl windows ✓ ■ ■
- Engineered quartz countertops in kitchen and bathrooms ✓ ■ ■
- Countertops to be 2 cm ✓ ■ ■
- Tile kitchen backsplash ✓ ■ ■
- Closets finished out with wood rods ✓ ■ ■

Bathrooms

- Engineered quartz countertops with straight edge ✓ ■ ■
- Standard size steel tub for secondary baths, full shower for master baths ✓ ■ ■
- All vanity sinks to be undermount ✓ ■ ■
- Master shower enclosure to be semi-frameless glass with matching hardware trim at master bath ✓ ■ ■
- All bathroom mirrors to include a glass framed flat mirror ✓ ■ ■
- Bathroom accessories include tissue paper holders, towel bars, and towel rings. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings ✓ ■ ■

Kitchen

- White designer pre-fab shaker style cabinetry in maple wood species ✓ ■ ■
- LED under cabinet lighting ✓ ■ ■
- Engineered quartz countertops with straight edge ✓ ■ ■
- Stainless steel 18-gauge undermount sink ✓ ■ ■
- Badger # 5 garbage disposal (1/2 horsepower) ✓ ■ ■
- Whirlpool, Frigidaire or Samsung stainless steel appliances to include refrigerator, stove/oven combo, microwave, and dishwasher ✓ ■ ■



Cabinets

• White designer pre-fab shaker style cabinetry in maple wood species	✓	■	■
• Drawers are 5/8" solid wood dovetail construction	✓	■	■
• Kitchen and bath cabinet doors and drawers to have soft-close feature	✓	■	■
• All bath vanities are 36" tall, same as kitchen	✓	■	■
• Crown molding on upper cabinets	✓	■	■

Plumbing Fixtures

• Bathroom faucets – 8" Delta Trinsic	✓	■	■
• Shower faucet sets – Delta Trinsic	✓	■	■
• Bathroom sinks (undermount) – White	✓	■	■
• Undermount stainless steel kitchen sink	✓	■	■
• Kitchen faucet – Kraus	✓	■	■

Lighting Fixtures

• LED recessed can lighting throughout home (per plan)	✓	■	■
• 52" ceiling fan in master bedroom. All other bedrooms and living room pre-wired for fan and light kit	✓	■	■
• Bronze colored exterior floodlights	✓	■	■
• LED under cabinet lighting at kitchen	✓	■	■

EXTERIOR FEATURES //

• James Hardie brand Fiber Cement siding	✓	■	■
• Roofing material to be 30-year composition shingle	✓	■	■
• Exterior paint to be Sherwin Williams Latex in Satin finish and NPI exterior caulk	✓	■	■
• Driveways to consist of 3000 psi concrete with rebar	✓	■	■
• Fully guttered roof with downspouts and exterior hose bibs	✓	■	■
• Craftsman-style masonite fiberglass front doors (per plan)	✓	■	■
• All exterior openings sealed with polyurethane sealant	✓	■	■



Wiseman Homes will incorporate the most significant recent advancements in green building techniques. Noteworthy features include:

• 16-SEER, 95% efficient air conditioning system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Tankless gas water heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Open cell spray foam wall insulation in lieu of batts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Low E vinyl windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ALLOWANCES + VENDORS //

Finish Allowances

- Plumbing Fixtures: \$1,500 Total
- Light Fixtures: \$1,500 Total
- Countertops: \$1,200 Total
- Wood Flooring: \$3 per square foot
- Tile Flooring: \$3 per square foot
- Cabinet Hardware: Maximum of \$10 per unit
- Door Hardware: Maximum of \$30 per unit

Preferred Vendors

- Arizona Tile
- Asia Cabinetry
- Build.com
- Lowe's
- MSI Stone
- The Home Depot
- Sherwin Williams Paint

The homes to be built by Wiseman Homes will be constructed in accordance with the plans and specifications prepared by the company's contracted architect. Plans for these homes meet or exceed all requirements of the City of Houston building department and the 2015 Energy Code and the 2012 I.R.C building code with City of Houston Amendments.

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