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- **Roof Materials:** Asphalt Shingles: Owen's Corning – Oynx Black 30 Year, Metal Roof: Standing Seam Panels, Flat Roof: TPO Membrane

Notes: Continuous ridge vent covered with roof shingles and aluminum shed step flashing where required. Full Gutters are included.

Contact Info: Cox Roofing Inc.
1202 Dunston Falls Dr. Spring, Texas 77379 Tel: 281.732.8603

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- **Exterior Covering:** Stucco with James Hardie Artisan Siding Accent

Notes: None

Contact Info: LMR Stucco
702 Parkhill St. Channelview, Texas 77530 Tel: 832.4053510

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- **Windows:** Aluminum Insulated Low-E w/ Argon Gas

Notes: Upgraded Window Package w/ full aluminum and casement operation

Contact Info: Ram Windows
8600 Commerce Park Dr. Houston, Texas 77036 Tel: 281.495.9056

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- **Exterior Doors:** Entry Door (Iron) – Patio Doors (Fiberglass)

Note: Entry Door – Exclusive Iron Doors, Patio Doors – BMC

Contact Info: BMC – Building Materials & Construction
16002 Tomball Pkwy Houston, Texas 77086 Tel: 281.440.9090

Contact Info: Exclusive Iron Doors LLC
19942 FM 2252 San Antonio, Texas 78266 Tel: 888.877.7716

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- **Interior Doors:** Interior doors to be Hollow Core – BMC

Hardware: KwikSet - Halifax

Deadbolts: KwikSet - Halifax

Contact Info: BMC – Building Materials & Construction
16002 Tomball Pkwy Houston, Texas 77086 Tel: 281.440.9090

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- **Garage Door –** Aluminum Door w/ Wood Accents

Notes: Liftmaster MyQ Enabled Door Operator w/ Two Remotes

Contact Info: Cornerstone Overhead Garage Doors LLC
2411 Karbach St #3 Houston, Texas 77092 Tel: 832.528.8407

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- **Wall Cover**

Notes: ½" sheetrock with taping and sanding is standard throughout the house with texture.

Sherwin William's paint colors. Sherwin Williams – SW 7005 Pure White

Contact Info: Villareal Drywall Inc.
40 Cypress Creek Pkwy #290 Houston, Texas 77090 Tel: 281.442.4422

Contact Info: JM Painting
8234 Lone Bridge Ln. Humble, Texas 77338 Tel: 281.608.9832

- **Interior Trim and Base:** Transitional Style

Notes: 7-1/4" Base Board w/ 3-1/2" door trim.

Contact Info: Mairena Construction
 5455 Timber Creek Place Dr. Houston, Texas 77084 Tel: 832.892.0113

- **Insulation**

Location	Amount	R-Factor
Sidewalls	6"	R-19
Attic	9"	R-30

Contact Info: Williams Contractor Services
 4930 Cranswick Rd. Houston, Texas 77041 Tel: 713.869.8581

- **Flooring**

Hardwood: Hardwood flooring installed on the entire first floor main level other than mudroom. Hardwood flooring is also installed on the second floor in the common areas and master suite.

Notes: Red Oak Hardwood Floors #1 Common

Tile: Tile to be installed in all bathrooms, utility room and mudroom.

Notes: Roca USA

Carpet: Carpet to be installed in all bedrooms except the master bedroom.

Notes: Dreamweaver – Seascape w/ Soil Guard (715 Clearwater)

Contact Info: Richard's Floors (Hardwood Floors)
 8255 Razorback #524 Spring, Texas 77389 Tel: 832.931.3083

Contact Info: Stone Link Fabrication (Tile, Carpet)
 1503 Sunderland Dr Sugarland, Texas 77479 Tel: 832.434.6248

- **Lighting/Electrical -**

All work meets or exceed local and state codes. Service is 200 AMP panel with underground feed from pole.

Additional Electrical Specs:

- Recessed Cans w/ LED Trims
- Dining Room & Entry Lighting (Pottery Barn)
- Bathroom Vanity Lighting, Kitchen Pendants, Breakfast Room, Fans (Ferguson)
- Door chime w/ Button (Ferguson)
- Landscape Lighting – Up lighting at Trees and Pathway to Entry Door

Contact Info: Texan Services
 8605 Rayson Houston, Texas 77080 Tel: 281.235.3312

- **Kitchen Cabinets, Bathroom Cabinets and Sink**

Kitchen: Job Built Cabinets Single bowl under mount sink and hardware.

Full Bathrooms: Job Built Cabinets under mount sink and hardware.

Powder Bath: Job Built Cabinets w/ Vessel sink

Countertops: Quartz Counters Purchased From Color Quartz for Kitchen, Powder, Fireplace.
Bathroom surfaces from Arizona Tile.

Contact Info: Colorquartz (Counters)
8017 Pinemont Dr. Ste 300 Houston, Texas 77040 Tel: 951.538.6000

Contact Info: Arizona Tile (Counters)
10811 S. Westview Circle Dr. Houston, Texas 77043 Tel: 713.468.0511

Contact Info: Stone Link Fabrication (Counters)
1503 Sunderland Dr Sugarland, Texas 77479 Tel: 832.434.6248

Contact Info: Mairena Construction (Carpentry)
5455 Timber Creek Place Dr. Houston, Texas 77084 Tel: 832.892.0113

- **Kitchen Appliances**

Kitchen: Thermador Appliances

Kitchen Appliance Notes: Fresh Food Column, Freezer Column, Duel Fuel Range, Microwave Drawer & Dishwasher – All 2019 Models, WIFI enabled for manufacturer diagnostics for service calls. Fresh Food Column and Freezer Column touch to open.

Contact Info: Ferguson Enterprises
4211 Richmond Ave. Houston, Texas 77027 Nic Arrington Tel: 713.626.3300

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- **Bath Fixtures/Plumbing:** See builders plumbing brochure for plumbing package. Includes any and all tubs, showers, toilets and pedestal sink

Master Bathroom: Kohler Purist Fixtures

Secondary Bathrooms: Moen Align Fixtures

Kitchen Faucet: Moen Align Pull Down Spray Faucet

Shower Doors: Frameless 3/8" Tempered Glass.

Contact Info: Texan Services
8605 Rayson Houston, Texas 77080 Tel: 281.235.3312

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- **Chimney – Superior Wood Burning Fireplace 42" WRT/WCT3000**

Contact Info: Williams Contractor Services
4930 Cranswick Rd. Houston, Texas 77041 Tel: 713.869.8581

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- **Hot Water-** Tankless Water Heater Noritz 11.1 Gpm

Contact Info: Universal Plumbing Supply Co.
2301 Congress Ave, Houston, Texas 77003 Tel: 713.225.2800

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- **Driveway & Walkway-** Concrete Cast In Place w/ Reinforcing Steel and Black Star Rock Accents

Notes: None

- **HVAC**

Notes: 16 SEER Split System (5 Ton & 4 Ton)

Contact Info: Comfort Cool AC Services
6002 Drenner Park Ln Houston, Texas 77086 Tel: 281.824.9655

• **Additional Finishes –**

- Full Irrigation w/ Rain Bird Controller
- Full Gutters & Down Spouts
- Area Drains & Underground Drainage Integrated into Downspouts
- Upgraded Sod – Zoysia
- Audio/Visual Pre-Wire – (Audio – Master, Master Bath, Patio, Living, Kitchen
- Alarm
- Camera Prewire

Contact Info: Williams Contractor Services (Gutters & Downspouts)
4930 Cranswick Rd. Houston, Texas 77041 Tel: 713.869.8581

Contact Info: Data Smart LLC (AV & Security)
9750 West Sam Houston Pkwy N. #150 Houston, Texas 77064 Tel: 713.466.4999