

CONSTRUCTION DETAILS.

- FOUNDATION DESIGNED BY ENGINEER.
- FOUNDATION LOCATION CHECKED BY SURVEYOR.
- CONCRETE PIERS.
- 3000 PSI CONCRETE TO BE USED FOR FOUNDATION.
- 4" GRAVEL FILL AT FOUNDATION FLOOR.
- FOUNDATION FOOTINGS.
- TREATED SILL PLATE, BOLTED TO FOUNDATION.
- ENGINEERED WOOD FRAME.
- ALL FLOORS CEILING TO BE 9' HIGH
- ENGINEERED WOOD SUPPORT BEAM.
- 1/2" DRYWALL ON WALLS AND CEILINGS.
- INSPECTIONS REQUIRED BY THE CITY OF HOUSTON.

ENERGY EFFICIENT HOME.

- GOODMAN HEATING AND COOLING CONDITIONING SYSTEMS.
- HIGH EFFICIENCY 14 SEER HVAC SYSTEM.
- PRO 1 IQ THERMOSTAT.
- R-13 WALL ISULATION, LIVING AREAS.
- R-38 BLOWN IN ATTIC INSULATION
- R-22 INSULATION ON SLOPED CEILINGS.
- FOIL BACKED R-8 A/C DUCTWORK.
- EXHAUST FANS TO ALL BATHS.
- POLYCEL INSULATION AROUND WINDOWS AND DOORS.
- HIGH-EFFICIENCY GAS WATER HETER.
- NATURAL GAS COOKING.
- ENERGY EFFICIENCY TECH SHIELD RADIANT BARRIER ROOF DECKING.

EXTERIOR.

- TYVEK HOUSE WRAP AT EXTERIOR WALLS.
- FIBER CEMENT BOARD SIDING (FACTORY PRE-PRIMED).
- FULL SOD IN FRONT AND BACK YARD, FENCED REAR YARD.
- WOOD FENCE 6' HIGH ON THREE SIDES OF THE WHOLE PROPERTY.
- WOOD FENCE FOR SEMI-PRIVACY REAR GARDEN.
- CONCRETE DRIVEWAYS.
- CAULK EXTERIOR.
- TWO EXTERIOR FAUCETS.
- WEATHERPROOF EXTERIOR ELECTRICAL OUTLETS.
- GARAGE DOOR FOR ONE CAR WITH ONE REMOTE CONTROL.
- 25 YEAR ARCHITECTURAL SHINGLES.

INTERIOR.

- 9 FT CEILING ON ALL FLOORS.
- 5 INCH BASEBOARDS THROUGHOUT.
- TILE FLOORING IN 1ST. FLOOR LIVING AREA.
- LAMINATE FLOORING AREA IN 2ND. FLOOR.
- CEILING FAN IN FAMILY ROOM,
- UPGRADE CEILING FANS IN MASTER BEDROOM AND SECONDARY BEDROOMS.
- PRE-WIRED FOR CABLE AND TELEVISION OUTLETS IN FAMILYROOM, MASTER BEDROOM AND SECONDARY BEDROOMS.
- SMOKE AND MONOXIDE DETECTORS.
- INTERIOR ELECTRICAL BREAKER SERVICE PANEL.

KITCHEN.

- 1.5" GRANITE COUNTERTOPS IN KITCHEN ISLA AND SINKS.
- TILE BACKSPLASH.
- WHIRPOOL GAS RANGE OVEN.
- WHIRPOOL OVER THE RANGE MICROWAVE.
- WHIRPOOL DISHWASHER.
- CABINETRY PINE CRAFTSMAN DRAWERS PAINTED, HANDLES AND FULL EXTENSION GUIDES.
- DISPOSAL.

-STAINLESS STEEL DEEP SINK WITH CROME FAUCET.

MASTER BEDROOM.

-GRANITE VANITY TOPS WITH RECTANGULAR UNDERMOUNT SINK.

-PORCELAIN SINK AND FAUCET.

-ELONGATED 2 PIECE TOILET.

-RECTANGULAR ALCOVE BATHTUB WITH TILE SHOWER WALLS.

-TILE FLOORING.

SECONDARY BATH.

-RECTANGULAR ALCOVE BATHTUB WITH TILE SHOWER WALLS.

-TILE FLOORING.

-GRANITE VANITY TOPS WITH RECTANGULAR UNDERMOUNT SINK.

-2 PIECES ELONGATED TOILET.

WARRANTY FEATURES.

-10 YEAR HOME WARRANTY.

-ROOF SHINGLES WITH 25 YEAR WARRANTY.