



613 Jackson Hill, Unit A

*** Prices, amenities and square footages are subject to change under builder's discretion***

Foundation:

- Slab on pier engineered foundation
- 3,000 psi concrete
- Engineered building pads

Flatwork:

- Broom finished 5' sidewalk and drive to city code and plan

Frame and Cornice:

- Engineered structural framing
- 2"x4" and 2"x6" stud grade fir walls, every 16" (+or-) o.c. per plan
- Yellow pine ceiling joints 16" (+or-) o.c.
- Yellow pine rafters, 16" (+or-) o.c.
- 7/16" OSB roof decking with tech shield radiant barrier
- 7/16" OSB sheathing
- Pre-engineered open web trusses per floor
- 3/4" tongue and groove glued, nailed, and screwed subfloor
- Hardie panel siding system
- Anthony power beams
- Windstorm per plans and codes
- Tyvek house wrap

Ceiling Heights:

- 9'-12' H, ceiling heights per plans

Windows:

- Aluminum, insulated (double pane) with clear low-e glass (screens not included)
 - Finish: Dark Bronze

Masonry (where applicable):

- 3/4" Conventional stucco system
- Smooth sand finish
- Sherwin Williams elastomeric coating

Roofing:

- 30 Year roof shingle
- SBS Modified bitumen waterproof system on balconies

Air Conditioning and Heating:

- 16 SEER single speed HVAC system with multi level zoning (final tonnage will be dependent on manual load calculation performed by HVAC contractor)
- Lennox or Carrier HVAC equipment
- R-6 silver flex duct
- Honeywell Wi-Fi 9000 thermostat with remote access through Wi-Fi (1 per level)

Electrical:

- All copper wiring throughout the house
- GFI safety switches where required by codes
- 200 amp main electric panel
- All other electrical wiring as per floor plans
- Light fixtures per selection sheet
- Recessed canister lighting
- 850+ lumen 2700k LED energy efficient bulbs (lumen and kelvin rating are for 6" canister lights only)
- Lutron Caseta lighting automation with remote access through Wi-Fi in select locations.
- Baseboard mounted electrical outlets (where space permits)
- Screw-less, white electrical outlet and switch plate covers

Plumbing:

- 1" COH water meter and line into home
- CPVC vents and drain pipes
- Pex piping for water lines
- Black steel pipes for gas
- Back porch gas line for natural gas BBQ (appliances not included)
- Insulated exposed water lines
- Shower heads installed at approximately 78" H
- Shower controls installed at approximately 45" H
- Navien tank-less water heater
- Under-mount porcelain bathroom sinks
- Elongated 1.28 GPF toilet bowls with soft close seats

Insulation:

Area	Material	R-Value	Thickness
Exterior Walls	Batt	R13	3.5"
Cold Floors	Batt	R38	12"
Ceilings	Batt	R19	6.25"
Attic	Blown Cellulose	R38	12"
Interior Walls	Blown Cellulose	R13 / R19	3.5" / 6.25"

Sheet Rock:

- 5/8" in garage and underneath stairwell
- 1/2" sheet rock on interior walls
- Hardi-backer used in all wet areas
- Smooth level 4 or higher finish

Security & Sound System:

- 8/8 smart house distribution system
- Security system: six zones security system equipped with battery back-up system
- Two key pads: one in 1st floor garage entry and one in master bedroom
- One interior siren
- One motion detector
- One glass break sensor
- 3+ pre-wire drops for video camera system
- Alarm contacts to monitor all first floor operable exterior doors and windows (excluding garage overhead door)
- 5.1 surround sound pre-wire in living and game room
- Additional speaker pre-wire located: 2nd floor balcony, master bedroom, master bathroom, and 3rd floor terrace
- CAT5 telephone/internet jacks per plan
- Cable TV jacks as per plan

Millwork and Carpentry:

- 36" H, finished countertop height base cabinets
- 42" H, upper cabinets (kitchen)
- 36-42" H, over the toilet cabinet
- Full-overlay, paint grade cabinet doors and drawers
- All cabinetry box construction, doors and drawers are made of imported birch plywood
- All applicable filler and end panel material to match door and drawer profile per selection sheet
- Full-extension, side mount, soft-close glides on all cabinet drawers
- Euro style cabinet door hinges
- Soft-close hardware installed on all cabinet doors
- Decorative cabinet hardware per selections sheet
- Standard hall coat closet(s) includes: (1) wood rod and (1) fixed shelf above
- Standard hall linen closet(s) includes: fixed shelving to 6' ft.
- Standard pantry closet includes: Fixed shelving to 6' ft.
 - First shelf at 24" H above finished floor. All remaining fixed shelves at 12" H
- Master closet rods: metal
- Guest/secondary bedroom closet rods: wood
- Guest/secondary bedroom closets includes: (2) wood and (2) shelves (no built-ins)
- Master closet standard built-in height is 8' ft.

- Master closet standard built-in depth is 16"
- Master closet built-ins includes: (2) chest of drawers, full length hanging section, short hanging sections, storage shelf above each hanging rod, (1-2) section of adjustable storage shelving, (1-2) section of adjustable shoe shelves
- White oak stain grade stair risers
- Interior railing design per selection sheet

Painting:

- Sherwin Williams/Benjamin Moore satin exterior latex paint
- Sherwin Williams/Benjamin Moore flat interior latex wall paint
- Satin (oil base) enamel paint is used on doors, cabinets and interior trim
- Satin (oil base) enamel paint for all closets and utility room cabinets
- Sherwin Williams, Duraseal or Minwax satin stain and sealer on all applicable stain grade cabinets

Mirrors and Shower Door(s):

- Mirrors throughout baths with job built frames where applicable or per selection sheet
- Frameless glass shower enclosure where applicable (master baths and guest baths)
 - Standard shower enclosure hardware profile per selections specs
 - Shower enclosure hardware finish to match interior door hardware finish throughout

Garage:

- Garage door: 8' H Clopay series door
- Liftmaster 1/3 HP garage door opener with two transmitters
- Liftmaster MyQ smart control panel with remote access through Wi-Fi
- Epoxy finished garage floor.
 - Standard epoxy color: gray (all other colors subject to additional cost)

Doors:

- Flush panel interior doors
- Solid core interior doors throughout
- Spring and hinge door stops installed throughout in stainless steel finish
- Interior & exterior door hardware per selection sheet
- Door hinges to match hardware finish throughout house
- Fiberglass fire rated exterior door to garage
- Aluminum low-e double paned sliding doors with recessed handle hardware
- Front door per selection sheet

Fireplace:

- Brand: Heatilator
- Model: Corner direct vent gas fireplace
- Size: 36"
- Surround/Trim: Simon
- Media: Standard gas logs

Countertops:

- Natural stone granite, quartz, quartzite, or marble countertops throughout (subject to countertop allowance)
- Standard countertop edge profile:
 - 2CM material: 1-1/2" laminated eased/flat edge
 - 3CM material: Flat, no laminated edging
- All countertops are sealed with natural stone sealer after install and prior to closing

Flooring/Tile Design:

- Solid 2.25" Oak hardwoods in all main living areas (including kitchen, powder, dining, living room and gameroom)
- Carpeting in all bedrooms and bedroom closets per selection sheet
- Shoe mold: stained oak quarter round installed where baseboards meet hardwoods
- Stained Oak thresholds at transitions between tile and wood floors
- Choice of (1) Minwax/Duraseal stain color for wood floors.
 - Application includes (1) coat of stain color and (2) coats of oil based poly.
 - 1st coat of poly to be high gloss and 2nd coat to be satin.
- Custom designed tile in master bath and guest baths per selection sheet
 - Master shower tile installed to ceiling
 - Guest bathroom showers tiled to ceiling

- Guest bathroom tub/shower combinations to ceiling

Appliances:

- **Cooktop**
 - Manufacturer: Bosch
 - Size: 36" Gas Cooktop
 - Model Name/Number: 800 Series #NGM8655UC
- **Oven**
 - Manufacturer: Bosch
 - Size: 30" Single Oven
 - Model Name/Number: 800 Series #HBL8451UC
- **Ventilation**
 - Manufacturer: Zephyr
 - Size: 36" Island Hood
 - Model Name/Number: Roma #ZRM-E36DS
- **Dishwasher**
 - Manufacturer: Bosch
 - Size: 24"
 - Model Name/Number: Ascenta #SHX5AVL5UC
- **Microwave**
 - Manufacturer: Whirlpool
 - Size: 24" with 27" Stainless Steel Trim Kit
 - Model Name/Number: Microwave #UMC5225DS / Trim Kit #MK2227AS
- **Wine Refrigeration**
 - Manufacturer: Danby
 - Size: 24" Under-counter
 - Model Name/Number: Silhouette Series Sonoma #DWC0531D1BSSPR
- **Beverage Center**
 - Manufacturer: GE
 - Size: 19" Undercounter
 - Model Name/Number: #GVS04BDWSS

Fencing:

- Approximately 7' tall horizontal picket fence if applicable
- Comprised of 6' long cedar pickets, 2"x12" treated rot board and 2"x6" and 1"x2" treated cap

Pest Defense:

- Taexx built-in pest control system
- Pest defense borate wood pretreatment on first floor & crawlspace if applicable

Certifications:

- Duct leak certification
- Blower door certification
- City of Houston approved final inspection
- Aces new home limited warranty

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