

706 E 13th St

FEATURES & AMENITIES

HOME STATS

- 4,766 Sq.Ft. (Per Builder)
- 9,589 Sq.Ft Lot (Per HCAD)
- 3/4 Bedrooms
- 4/1 Bathrooms
- Subdivision – Houston Heights
- Year Built - 2018
- Zoned to Field Elementary, Hogg Middle & Heights High (Per HoustonISD.org)

FOUNDATION

- Post Tensioned Engineered Foundation
- 3,000 psi concrete
- Engineered Building Pads

FRAME AND CORNICE

- Engineered Structural Framing
- 2"x4" Stud Grade Fir Walls Every 16" +/-
- 2"x6" Stud Grade Fir Wall Every 16" +/-
- Yellow Pine Ceiling Joints 16" +/-
- Yellow Pine Rafters 16" +/-
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Pre-Engineered Trusses Per Floor
- 3/4" Tongue and Groove Subfloor
- James Hardie HardiePlank Smooth Lap Siding (Per Plan)
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

CEILING HEIGHT

- 10' – 14'

WINDOWS & PATIO DOORS

- Aluminum, Thermally Broken Frames, Argon Filled Insulated (Double Pane) with Clear Low-E Glass

MASONRY (Where Applicable)

- 3/4" Conventional Stucco System & Brick/Stone
- Sherwin Williams Elastomeric Coating

ROOFING

- 30 Year Shingle
- SBS Modified Bitumen Waterproof System on Balconies

AIR CONDITIONING AND HEATING

- 1.5, 3 & 5 Ton 16 SEER System (Master Suite, First Floor and Second Floor Each on Separate Units)
- Carrier HVAC Equipment
- R-6 Silver Flex Duct
- Honeywell WiFi 9000 Thermostats

ELECTICAL

- All Copper Wiring Throughout the House
- GFI Safety Switches Where Required by Codes
- 300 AMP Main Electrical Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Canister Lighting
- LED Energy Efficient Lighting
- Lutron Caseta Lighting Automation with Remote Access Through WiFi
- LED Under Cabinet Lighting

PLUMBING

- CPVC Vents and Drain Pipes
- CPVC Piping for Water Lines
- Black Steel Pipes for Gas

COMPASS

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- Back Porch Gas Line for Natural Gas BBQ
- Insulated Exposed Water Lines
- Navien Tankless Water Heater
- 1.5" Main Water Meter
- Separate Irrigation Water Meter
- Undermount Porcelain Bathroom Sinks
- Soft Close Toilet Seats

INSULATION

- Exterior Walls
 - Material: BIB
 - R-Value: R13 & R19
 - Thickness: 3.5" – 5.5"
- Cold Floors
 - Material: Batt
 - R-Value: R38
 - Thickness: 12"
- Sloped Ceilings
 - Material: Batt
 - R-Value: R22
 - Thickness: 6.25"
- Attic
 - Material: Blown Cellulose
 - R-Value: R38
 - Thickness: 12"
- Interior Walls
 - Material: Batt
 - R-Value: R13
 - Thickness: 3.5"

SHEETROCK

- 5/8" In Garage and Underneath Stairwell
- ½' Sheet Rock on Interior Walls
- Hardi-Backer Used in All Wet Areas
- Smooth Level 4 & 5 Finish

SECURITY & SOUND SYSTEM

- Home Automation System with Ability to Add More Features
- 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
- Two Motion Detectors
- Three Glass Break Sensors
- 8 Video Camera System
- Alarm Contacts to Monitor all Operable Exterior Doors and Windows (Excluding Garage Overhead Door)
- 5.1 Surround Sound in Living and Game Room
- Hallway/Bar Area in Ceiling Speakers
- Outdoor Patio Speakers
- 2 Speaker Pre-Wire in Dining & Master, 2 Speaker Pre-Wire in Kitchen
- Telephone Jacks Per Plan
- Cat 5E Wiring
- Cable TV Jacks as Per Plan

MILLWORK, RAILINGS AND CARPENTRY

- Custom Trim, Millwork and Cabinets Throughout the Home
- Custom Built Cabinetry, Built in Master Closet, Per Plans
- "Head knocker" Cabinets in All Full Bathrooms
- Birch Shaker Style Cabinet Doors and Drawer Fronts Throughout with Soft Closing Mechanism (Drawers & Doors) and Full Extension Drawer Slides
- Custom Built His/Her Closets
- Kwikset Interior & Exterior Door Hardware
- Glass Handrail

PAINTING

- Sherwin Williams Satin Exterior Latex Paint
- Sherwin Williams Flat Interior Latex Wal Paint
- Satin (Oil Base) Enamel Paint is Used on Doors, Cabinets and Interior Trim

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- Sherwin Williams Satin Minwax Stain and Sealer Per Applicable Cabinets
- Satin (Oil Base) Enamel Paint for All Closets and Utility Cabinets

MIRRORS AND SHOWER DOORS

- Mirrors Throughout Baths with Job Built Frames Where Applicable
- Frameless Heat-Treated Glass Master Shower Enclosure

GARAGE

- Garage Door: 17' x 8' Overhead Door
- Liftmaster 1/3 HP Garage Door Opener with Two Transmitters
- Liftmaster MyQ Smart Control Panel with Remote Access Through WiFi
- Garage Lighting

IRRIGATION

- 7 zone Irrigation System

DOORS

- Solid Core Interior Doors Throughout
- Custom Iron. Pivot Front Door

COUNTERTOPS

- Natural Stone – Granite, Quartz and Marble

FLOORING

- Solid Oak Hardwoods Throughout
- Natural Stone & Ceramic Tile in Baths

APPLIANCES

- Thermador 48" Stainless Steel Dual Fuel Range
- Thermador Top Control Stainless Steel Dishwasher
- Zephyr Siena Pro 48" Vent Hood
- Thermador Microwave Drawer
- Danby Silhouette Lorraine Beverage Center (Game room)
- Danby Silhouette Piedmont Beverage Center (Master)
- Danby Silhouette Lorraine Beverage Center (Gym)
- Danby Silhouette "Bordeaux" Built In Wine Refrigerator (1st Floor)
- 30" Thermador Refrigerator Column
- 18" Thermador Freeze Column

PEST DEFENSE

- Taexx Built-In Pest Control System
- Pest Defense Borate Wood Pretreatment on First Floor & Crawlspace in Applicable

SWIMMING POOL

- 38' x 13' Swimming Pool
- 6' x 13' Tanning Ledge
- Tanning Ledge Bubbler and Decorative Wall Water Fall
- Quartzite Finished Surface
- Chlorine Filter
- Color Changing LED Lighting
- 1 Pump for Pool
- Glass Tile Surround
- 24" x 24" Porcelain Coping and Pool Deck

CERTIFICATIONS

- Duct Leak Certification
- Blower Door Certification

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- City of Houston Approved Final Inspection
- New Home Limited Warranty

ROOM DIMENSIONS

- Master Bedroom: 16' x 20'
- Upstairs Guest Bedroom 1: 13' x 13'
- Upstairs Guest Bedroom 2: 12' x 14'
- Living Room: 20' x 20'
- Kitchen: 12' x 20'
- Dining Room: 12' x 16'
- Breakfast Area: 10' x 11'
- Game Room: 18' x 18'
- Downstairs Study: 9' x 13'
- Upstairs Study: 8' x 10'
- Gym/Optional Bedroom: 12' x 16'
- Back Patio/Porch: 10' x 20'



COMPASS