

REGENCY WEST – RESIDENCES

SPECIFICATIONS

FOUNDATION

- FOUNDATION BUILT ACCORDING TO STRUCTURAL ENGINEER'S DESIGN
- POST-TENSION ENGINEERED SLAB
- 6 MIL. VAPOR BARRIER

FRAMING

- WALL, ROOF & FLOOR FRAMINGS INSPECTED BY LICENSED STRUCTURAL ENGINEER
- 2X4 AND 2X6 EXTERIOR WALL FRAMING AS PER STRUCTURAL ENGINEER'S DESIGN
- OPEN WEB ENGINEERED TRUSSES FOR FLOOR JOIST FRAMING AT 2ND AND THIRD FLOOR, SIZED PER ENGINEER'S DESIGN
- ANTHONY POWER BEAMS ® OR EQUAL STRUCTURAL SUPPORT
- SIMPSON ® OR EQUAL HURRICANE STRAPPING
- TONGUE AND GROOVE ADVANTECH ® SUBFLOOR
- ENGINEERED SPACE AT ROOF DECK FOR HOT TUB

BUILDING ENVELOPE

- ZIP SYSTEM ® SHEATHING & TAPE OR EQUAL FOR BUILDING COVER FOR WEATHERIZATION & MOISTURE PROTECTION
- DUPOINT TYVEK ® FLEX WRAP & STRAIGHT FLASH OR EQUAL SEALS AT DOORS, WINDOW JAMBS & WINDOW SILLS.
- WATERPROOFING INSPECTED BY CONSULTING VENDOR

WINDOWS

- SIERRA PACIFIC ® ALUMINUM CLAD WINDOWS
- PICTURE/SINGLE & DOUBLE HUNG & CASEMENT WINDOWS, PER DESIGNER'S PLAN
- LOW E WINDOWS – TEMPERED WHERE REQUIRED
- DOUBLE PANED INSULATED WINDOWS

ROOFING

- GAF ® COMPOSITION SHINGLE ROOFING WITH LIFETIME LIMITED WARRANTY
- ZIP SYSTEM ROOF DECKING
- STAINLESS STEEL FLASHING
- 4" SQUARE INDUSTRIAL DESIGN PAINTED GUTTERS
- LEAD ROOF JACKS PRINTED TO MATCH ROOF COLOR

EXTERIOR DOORS

- CUSTOM BUILT IRON FRONT DOORS
- BLACK ALUMINUM THRESHOLDS
- FIBERGLASS W/ DOUBLE PANE LOW E GLASS EXTERIOR BALCONY DOORS

EXTERIOR MATERIALS

- MASTER CAST FINE SAND ® OR EQUAL STUCCO TEXTURE & CEMENT
- JAMES HARDIE ® SMOOTH FOR FASCIA, SOFFIT & SIDING
- SOLID PINE TONGUE & GROOVE EXTERIOR PORCH CEILINGS

- SHERWIN-WILLIAMS ® EXTERIOR ELASTOMERIC PAINT
- MIRAGE PORCELAIN STONE; IMPORTED FROM ITALY

GARAGE

- STEEL INSULATED OVERHEAD DOOR (PAINTED)
- LIFT MASTER MY Q ® ¾ HP GARAGE MOTOR W/ REMOTES
- 2 FLUORESCENT LIGHTS
- 5/8" FIRE-CODE RATED SHEETROCK
- PAINTED BASEBOARDS
- EPOXY FINISHED GARAGE FLOORING

INSULATION

- EXTERIOR WALLS R-13 & R-19 UN-FACED BATT INSULATION
- R-22 UN-FACED BATT INSULATION AT COLD FLOORS
- R-30 UN-FACED BATT INSULATION AT FLAT CEILINGS
- EXPANDABLE FOAM POLY SEAL AT ALL EXTERIOR OPENINGS

DRYWALL

- LEVEL 4 SMOOTH TEXTURE ON ALL WALLS & CEILINGS
- HARDIE BACKER ® CEMENT BOARD AT TUB & SHOWER SURROUNDS

HVAC

- MANUAL J CALCULATION PER THE ACCA ® & ENERGY STAR ® REQUIREMENTS, CALCULATED BY THIRD PARTY ENERGY ENGINEER
- (2) 16 SEER LENOX ® SYSTEMS OR EQUAL ZONED PER FLOOR
- CONTROL 4 ® SMART HOME THERMOSTATS – 1 PER EACH FLOOR
- HIGH EFFICIENCY MEDIA AIR FILTERS
- R-6 INSULATED & MASTIC SEALED DUCT WORK

ELECTRICAL

- NORA ® COBALT SERIES ® OR SIMILAR 4" LED RECESS CANS
- CIRCA ® OR EQUAL LIGHT FIXTURES
- BEVOLO ® OR EQUAL EXTERIOR GAS LANTERN LIGHTING
- LED UNDER CABINET LIGHTING
- ALL ELECTRICAL OUTLETS INSTALLED IN BASEBOARD
- SURGE-PROTECTED MAIN HOUSE DISTRIBUTION PANEL

PLUMBING

- NAVIEN ® OR EQUAL TANK-LESS WATER HEATER
- CPVC WATER SUPPLY THROUGH THE HOUSE
- 3 HOSE BIBS PER HOUSE
- STEEL PIPE GAS SUPPLY
- CROSSWATER ® FORMOSA ® FREE STANDING SOAKING TUB WITH FREE STANDING FILLER IN MASTER BATHROOM
- AMMARA ® & PHYLIRICH POLISHED NICKEL PLUMBING FIXTURES
- BLANCO ® OR SIMILAR KITCHEN SINK
- ELK REVERE® & DXV WHITE SQUARE SINKS AROUND HOUSE
- RAIN SHOWER IN MASTER BATHROOM
- SINK & CABINETRY IN LAUNDRY ROOM
- OUTDOOR KITCHEN SPACE PLANNED AT BALCONY

ELEVATOR

- RESIDENTIAL ELEVATORS INC. ® OR EQUAL ELEVATOR
- 8' TALL CABIN WITH MIRROR
- FLOORING TO MATCH WOOD FLOOR
- HARD WIRED PHONE IN CABIN

HOME AUTOMATION & WHOLE HOUSE AUDIO

- CONTROL 4 ® HOME AUTOMATION CONTROLLER TO CONTROL TEMPERATURE, SECURITY, AUDIO, CAMERA, LIGHTING
- TOUCH SCREEN CONTROLLER IN KITCHEN
- CONTROL 4 ® WHOLE HOUSE AUDIO SYSTEM CONTROLLER
- 16 RIMLESS IN-CEILING SPEAKERS
- WIRELESS CELL PHONE HOME AUTOMATION INTEGRATION

FIRE PROTECTION

- PROFESSIONALLY DESIGNED AND INSTALLED RESIDENTIAL FIRE PROTECTION SPRINKLERS BY LICENSED VENDORS
- FLUSHED CEILING SPRINKLERS TO MATCH CEILING COLOR
- BRASS EXTERIOR CONNECTION
- FIRE BELL AT EXTERIOR OF RESIDENCE

FIREPLACE

- HEAT & GLOW ® OR EQUAL FIREPLACES
- DIRECT VENT FIREPLACES AT LIVING ROOM & ROOF TERRACE LIVING SPACE

APPLIANCES

- BERTAZZONI ® PROFESSIONAL APPLIANCE PACKAGE OR EQUAL
- BERTAZZONI ® OR SPEED OVEN/MICROWAVE DRAWER IN ISLAND
- UNDER COUNTER BEVERAGE CENTER IN MASTER JUICE BAR
- JENN AIR BUILT-IN COFFEE MACHINE AT KITCHEN
- BERTAZZONI 48" RANGE WITH VENT HOOD
- BERTAZZONI LOW DB DISHWASHER & SINK DISPOSAL

FINISHES

- 6" SELECT WHITE OAK FLOORING CUSTOM STAINED ON SITE – LOCATION PER PLAN
- IMPORTED PORCELAIN STONE FLOORING – LOCATION PER PLAN
- MARBLE & QUARTZ COUNTER TOPS
- CUSTOM PATTERN KITCHEN BACKSPLASH
- TILE SURROUND SHOWERS TO CEILING AT ALL BATHS
- MASONITE ® PALAZZO SERIES ® INTERIOR DOORS
- 10" PAINTED SOLID BASEBOARDS
- CUSTOM JOB BUILT SOFT-CLOSE CABINETS
- METAL CLOSET RODS
- LED LIT GLASS FRONT CABINETS IN KITCHEN – PER PLAN
- CUSTOM WROUGHT IRON STAIRCASE RAILING
- CUSTOM WROUGHT IRON EXTERIOR BALCONY RAILING & COURTYARD GATE (HAZEL ST RESIDENCES)
- BRAVURA ® OR SIMILAR DOOR HARDWARE
- AMMARA ® OR SIMILAR BATH HARDWARE
- FRAMELESS TEMPERED MASTER BATH SHOWER ENCLOSURE
- SHERWIN WILLIAMS ® BENJAMIN MOORE ® OR EQUAL INTERIOR PAINT
- TWO COATS OF EGGSHELL PAINT ON INTERIOR WALLS

FLATWORK

- 3- 1/2" 3000 PSI CONCRETE
- 1"X4" PRESSURE TREATED EXPANSION JOINTS

LANDSCAPING

- PROFESSIONALLY DESIGNED & INSTALLED LANDSCAPING
- UNDERGROUND PIPED DRAINAGE

INSPECTIONS

- THIRD PARTY HVAC DUCT LEAKAGE TESTING
- THIRD PARTY DIAGNOSTIC DUCT LEAKAGE TEST
- THIRD PARTY INSULATION INSTALLATION INSPECTION
- MEET OR EXCEED CITY OF HOUSTON BUILDING CODE REQUIRMENTS

- **BUILDER MAY SUBSTITUTE ANY SPECIFICATION WITH EQUAL OR BETTER MATERIAL**