

## Specification Sheet

### **3103 Prescott Houston, Texas 77025**

Foundation:	<ul style="list-style-type: none"><li>• Engineered residential-grade</li><li>• Steel reinforced bell bottom piers</li><li>• Steel reinforced beams</li><li>• Crawlspace</li></ul>
Frame:	<ul style="list-style-type: none"><li>• #2 fir studs at 16" on center</li><li>• 2" X 4" , 2" X 6"</li><li>• Open web truss, laminate beams</li><li>• 1 1/8" plywood subfloors</li></ul>
Cornice & Soffit:	<ul style="list-style-type: none"><li>• 1/2" OSB plywood sheathing, Tyvek wrapped</li><li>• Hardie-trim soffit, fascia, trim</li></ul>
Windows:	<ul style="list-style-type: none"><li>• Single hung, casement, fixed</li><li>• Double pane, low-E</li><li>• Insulated vinyl frame, aluminum clad</li></ul>
Exterior Doors:	<ul style="list-style-type: none"><li>• Front traditional style wood &amp; glass</li><li>• All others fiberglass painted</li></ul>
Roof & Decking:	<ul style="list-style-type: none"><li>• 30 year Elk Prestique roofing with 15lb. felt</li><li>• 7/16" OSB decking</li><li>• Continuous ridge vent, radiant roof barrier</li></ul>
Air Conditioning & Heating	<ul style="list-style-type: none"><li>• High efficiency natural gas</li><li>• Programmable thermostat</li><li>• Professionally engineered, double-zoned</li><li>• 16 SEER Carrier or equivalent</li></ul>
Plumbing Rough In:	<ul style="list-style-type: none"><li>• PVC &amp; CPVC</li></ul>
Electrical Rough Wiring:	<ul style="list-style-type: none"><li>• All copper</li></ul>
Insulation:	<ul style="list-style-type: none"><li>• R-13 cellulose 3 1/2 " in 2" X 4" exterior walls</li><li>• R-21 cellulose 5 1/2" in 2" X 6" exterior walls</li><li>• R-30 blown or batt 18" in ceilings</li><li>• R-19 spray foam 4" thick in crawlspace</li><li>• PolySeal all window and door openings</li></ul>
Fireplace:	<ul style="list-style-type: none"><li>• On site built custom surround , mantle</li><li>• 42" gas direct vent</li></ul>
Stucco:	<ul style="list-style-type: none"><li>• Genuine masonry, galvanized metal lathe</li></ul>
Drywall:	<ul style="list-style-type: none"><li>• 1/2" fire rated, Hardie backer in wet areas</li></ul>
Texture:	<ul style="list-style-type: none"><li>• Light roll</li></ul>
All Cabinets:	<ul style="list-style-type: none"><li>• Hidden hinges, soft close drawers and doors</li><li>• Shaker style, custom, site-built, painted</li></ul>

Interior Trim:	<ul style="list-style-type: none"> <li>• Custom fitted</li> <li>• Living room site built decorative beams</li> </ul>
Baseboard:	<ul style="list-style-type: none"> <li>• Painted 1<sup>st</sup> floor: 8", 2<sup>nd</sup> floor: 6"</li> </ul>
Interior Door, Window, Case Opening	<ul style="list-style-type: none"> <li>• Painted wood as applicable</li> </ul>
Interior Doors:	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> floor: solid core, painted</li> <li>• 2<sup>nd</sup> floor: solid &amp; hollow core, painted</li> </ul>
Stair Parts:	<ul style="list-style-type: none"> <li>• Stain-grade oak hand rail</li> <li>• Painted wrought iron balusters</li> <li>• Iron newel posts and volutes</li> </ul>
Built Ins:	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> &amp; 2<sup>nd</sup> floor: painted</li> <li>• Wood tops: painted</li> </ul>
Closet Shelves, Rods:	<ul style="list-style-type: none"> <li>• Painted, MDF shelves, chrome rods</li> </ul>
Exterior Paint:	<ul style="list-style-type: none"> <li>• Sherwin Williams exterior elastomeric</li> </ul>
Interior Wall Paint:	<ul style="list-style-type: none"> <li>• 2 colors Sherwin Williams latex</li> </ul>
Interior Ceiling Paint:	<ul style="list-style-type: none"> <li>• 1 color Sherwin Williams latex</li> </ul>
Interior Trim Paint:	<ul style="list-style-type: none"> <li>• 1 color Sherwin Williams oil-based satin trim</li> </ul>
All Countertops:	<ul style="list-style-type: none"> <li>• Manmade Quartz or equivalent</li> </ul>
Plumbing Fixtures:	<ul style="list-style-type: none"> <li>• Moen</li> <li>• Chrome in bathrooms</li> <li>• Stainless in kitchen and laundry</li> </ul>
Kitchen Sink:	<ul style="list-style-type: none"> <li>• Stainless steel, single bowl</li> </ul>
Bathroom Sinks:	<ul style="list-style-type: none"> <li>• Rectangular porcelain</li> </ul>
Utility Sink:	<ul style="list-style-type: none"> <li>• Stainless Steel</li> </ul>
Toilets:	<ul style="list-style-type: none"> <li>• White, elongated bowl</li> </ul>
Water Heaters:	<ul style="list-style-type: none"> <li>• Two 40 gallon American Standard natural gas</li> </ul>
Master Bathtub:	<ul style="list-style-type: none"> <li>• Acrylic, free standing, 5 1/2 feet</li> </ul>
Other Bathtubs:	<ul style="list-style-type: none"> <li>• Porcelain steel</li> </ul>
Master Shower:	<ul style="list-style-type: none"> <li>• Porcelain tile 16" X 32"</li> </ul>
Secondary Showers:	<ul style="list-style-type: none"> <li>• White, subway, ceramic tile</li> </ul>
Mirrors:	<ul style="list-style-type: none"> <li>• Mirrors cased with 3 1/2" trim casing</li> </ul>
Master Shower Door:	<ul style="list-style-type: none"> <li>• Frameless, tempered glass</li> </ul>
Chrome Hardware:	<ul style="list-style-type: none"> <li>• Schlage, Kwickset or equivalent on doors</li> <li>• 1 1/4" knobs on cabinet doors</li> <li>• 4"-5" drawer pulls on drawers</li> </ul>
Hardwood Floors:	<ul style="list-style-type: none"> <li>• Sand and finish 3 1/2" oak</li> <li>• 1<sup>st</sup> floor: total area</li> <li>• 2<sup>nd</sup> floor: Hall, Game room, Guest bedroom</li> <li>• Master bedroom, closets, Stairs, Landings</li> <li>• 2<sup>nd</sup> floor: Hall, Game room, Guest bedroom</li> </ul>

Ceramic Tile Floors:	<ul style="list-style-type: none"> <li>• Bathrooms</li> <li>• Utility room</li> </ul>
Stairs:	<ul style="list-style-type: none"> <li>• Stained oak treads</li> <li>• Painted pine risers</li> </ul>
Light Fixtures & Fans:	<ul style="list-style-type: none"> <li>• Recessed- per plans</li> <li>Per attached Lighting Inc. selections</li> </ul>
Electrical Trim:	<ul style="list-style-type: none"> <li>• Decor style switch trim plate</li> <li>• Standard plugs</li> </ul>
Computer Network Panel:	<ul style="list-style-type: none"> <li>• 5 phone jacks</li> <li>• 5 TV CAT 5 hook-ups</li> <li>• 2 pre-wire surround sounds (Game, Living)</li> <li>• 1 pre-wire area for speakers (Back porch)</li> </ul>
Appliances:	<ul style="list-style-type: none"> <li>• Allowance</li> </ul>
Pre Wired Alarm System:	<ul style="list-style-type: none"> <li>• 2 key pads included</li> <li>• Wiring for 1 additional keypad</li> <li>• 1 Motion detector</li> </ul>
Weather Stripping:	<ul style="list-style-type: none"> <li>• All exterior doors and windows</li> </ul>
Drives & Walkways:	<ul style="list-style-type: none"> <li>• 4" reinforced concrete</li> </ul>
Porch Floor Coverings:	<ul style="list-style-type: none"> <li>• Natural slate tile</li> </ul>
Lot Drainage System:	<ul style="list-style-type: none"> <li>• Engineered drainage plan</li> </ul>
Outside Sprinkler System:	<ul style="list-style-type: none"> <li>• 6 zone sprinkler system</li> </ul>
Landscaping:	<ul style="list-style-type: none"> <li>• Professional design</li> <li>• Shrubs, flowers in front</li> <li>• Full sod front and back</li> </ul>
Gutters:	<ul style="list-style-type: none"> <li>• Full gutter system</li> </ul>
Fence:	<ul style="list-style-type: none"> <li>• 7' cedar sides and back</li> </ul>

**SPECIFICATIONS SUBJECT TO CHANGE AT BUILDERS DISCRETION**