

ALEXTON HEIGHTS PROJECT SPECIFICATION SHEET

3805 HARVARD ST, HOUSTON, TX, 77018

Omega Touch LLC & Spark Real Estate Partners LLC

06/20/2020

OUR FEATURES

ABOUT US

About Spark Real Estate Partners LLC:

Since 2000, our partners have earned its reputation in Residential and Commercial Real Estate Sales, Developments, Construction and Investments under different name brands. 2019 was the year when all current Partners decided to use their experience, zeal, and it's strengths to launch Spark Real Estate Partners. We pride ourselves in our synergy-driven success where our clients are receiving a boutique, bespoke customer service experience and outcomes expected. Omega Touch LLC is our Design and Build Partnership Allied Partner led by a licensed AIA Architect.

WHAT WE SPECIALIZE IN?

BROKERAGE SERVICES

Buyers, Sellers and Investors
Boutique Representation

DEVELOPMENTS

In-house and professional alliance of
Architects, Engineers, Attorneys and
Real Estate Professionals

INVESTORS

We work with our capital and other
partners towards common ROI goals

Disclaimer: This entire document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party. Any customization (colors, tile selection, upgrading hardware, lighting etc.) of the house deviating from original plan will require a non-refundable deposit to a builder at the time parties reach an agreement. Closing day is subject to availability of materials, weather and other factors.

OUR FEATURES



OUR FEATURES

OMEGA TOUCH SIGNATURE FEATURES

- Stainless Steel Appliance Package (not including washer nor dryer) by Kitchen Aid
- 9' ceiling first floor, 10' ceiling second floor, 9' ceiling third floor
- Certified 16 –SEER, 95% efficient gas furnace - 2 zone Carrier air conditioning system with 10 years warranty for compressor, parts 20 years for heat exchanger 1 year for labor. Installed by Air-Rey Service
- Tankless Gas Water Heater
- Energy Efficient vinyl windows by Elevate
- Luxury Vinyl Flooring standard with matching stairs
- Solid Color Quartz Surfaces – all countertop surfaces

INTERIOR FEATURES:

- Flat drywall finish FLAT DRYWALL FINISH
- One panel smooth finish interior doors painted to match trim color
- Sherwin Williams Paint throughout – ceiling – one color, flat finish – eggshell, walls- one color eggshell finish , trim and doors- one color, satin
- Matte black door hardware Contemporary Madison
- 6" baseboards fingerjoint pine and mdf
- opencell spray foam insulation throughout the exterior walls, hot floors, roof rafters and even garage wall
- Cabinets – white or grey shaker style prefab cabinets with real wood drawers & soft close doors and drawers mechanisms

STRUCTURAL FEATURES / EXTERIOR FEATURES:

- Engineered building pad with verified compaction test by 3rd party
- 3000 PSI engineered post tension slab system designed by Interfield Group
- Foundation cement has been sample tested to meet or exceed its 3000 psi strength
- Advantech 1 1/8 subflooring throughout the house to reduce floor deflections
- Zip system wall and roof sheathing with zip flashing tape on joints and windows
- 2X6 16"o.c engineered wall framing
- 18" engineered and prebuilt truss system for second and third floor
- James Hardie lap siding, board and batten and soffits
- Extruded Aluminum Tamlyn Trim System

OUR FEATURES

- 30 Year architectural shingle, placed over synthetic underlayment, painted lead jacks for PVC pipes/booths to extent its life spans
- Fully guttered roof with seamless gutters and downspouts painted to match the wall underneath.
- Downspouts connected to single PVC line leading to the ditch
- Exterior SuperPaint by Sherwin Williams Latex Satin
- 3000 psi driveways with rebar and concrete culverts
- Front balcony with metal railing and wood wall and soffit finish and concrete finish floor
- Back balcony with black stained wood railing and concrete finish floor
- Sodded side yard with cement patio outside of bedroom 3
- New 7" fence at the front, back and left hand side to separate the new neighbor & 1 side gate
- Grey rock gravel at 3 foot building line

PLUMBING FIXTURES:

- Rainfall 8 inch shower faucet with hand-held shower second shower head fixture for master in matte black
- EZANDA Matte Black Waterfall Bathroom Faucet
- BATH 2; Moen T2473EPBL Genta Posi-Temp Pressure Balancing Eco-Performance Modern Tub and Shower Trim
- BATH 3 Moen T2472EPBL Genta Posi-Temp Pressure Balancing Eco-Performance Modern Shower Only Trim
- KITCHEN **Vigo** Greenwich 1.8 GPM Swivel Kitchen Faucet Matte Black Model: **VG02029MB**
- Undermounted 1 Chamber Stainless Kitchen Sink Cater by Kohler including chopping block
- Undermouted sinks – 2 in master bath, 1 per each additional bathroom and powder room

LIGHTING AND SMART HOME FEATURES

- 6 IN LED recessed round can lighting per plan and 6 in square surface mount in Kitchen, Living, Dining and Master Bed
- 52 in fans in master bedroom, living room (Hunter Fan Company 59264 Hunter 52" Cassius Matte Black Ceiling Fan & 50" silver Royal Pacific Energy Star Rated 1004-BN in all other bedrooms
- Black / White Cube Exterior Flood Light
- Floodlight Camera
- Nest Hello Doorbell

OUR FEATURES

- Nest WiFi Thermostat
- Google Home Hub
- Nest X Yale Smart Lock
- 2 USB Receptacles (Kitchen, Master Bedroom)
- CAT 6 Cabling – prewiring for interior and exterior with over 15 points of connections (for cameras, wireless access points etc)
- Structured Media Enclosure by Leviton with Lockable doors
- Wireless access point
- 2 light dimmers (Master Living Room)
- Prewired for 6 surround speakers in the living room
- Prewired for electric vehicle charger 220-240V
- Pre-plumbed conduit (outside to the attic run) for future solar panel feed cable
- Conduit from outside to structured media panel for a Cable TV, telephone line

KITCHEN FEATURES

- White / Grey designer pre-fabricated style wooden cabinetry
- Under cabinet lighting and receptacles for cleaner look
- 2cm solid color quartz counter tops with quartz kitchen island and straight edges
- Stainless sink with accessories by Kohler
- Badger #5 garbage disposal ½ hp
- KitchenAid Appliance Package (Fridge KRFC300ESS, Range KSGG700ESS, 1000-Watt Microwave with 7 Sensor Functions - 30" KMHS120ESS, 46 DBA Dishwasher with Third Level Rack and PrintShield™ Finish, Pocket Handle

BATHROOM FEATURES

- Quartz Countertops – Straight Edge and 2 inch lip
- Undermount vanity sink
- Semi frameless glass master shower enclosure – half width with matte black matching hardware trim for master
- Bathroom mirrors to include trim matching frame

OUR FEATURES

- Bathroom accessories: tissue paper holders, towel bar or towel rings
- Curbless shower for master with shampoo niche
- Bathroom 2 – 6 foot bathtub, shower rod for shower curtain
- Bathroom 3- Glass- shower rod for shower curtain combo

(A) ALLOWANCES and (U) UPGRADES

- A: Lighting allowance \$1,500
- A: Cabinet Hardware max \$10/unit
- A: Door hardware \$30 per unit
- U: Balcony floor (synthetic grass, wooden tiles, ceramic tiles \$4/foot plus material cost)
- U: Extra cabinets for dining room dry bar (bottom cabinets only) with the butcher block counter top or solid color quartz - add \$4,500
- U: Waterfall Island solid quartz counter top add \$2,750
- U: Mastercraft Flooring only- Pre engineered wood RW Collection add \$3,750, Solid White Oak ¾ inch add \$4,750 - you pick your stain and sealer
- U: Solid Wood Stairs \$75 each
- U: Any other – material plus labor cost plus 10%