

Construction Specification

Lifetime Villas at W Main

Structural:

- Post tension slab on grade – Inspected and approved by engineer.
- Engineered wood frame – Inspected and approved by engineer.
- All plans are to meet/exceed City of Houston Building Code requirements.
- StrucSure 1, 2 & 10 year warranty
- Termite and pest control treatment and 1-year warranty for termite defense
- Central Vac System Ready (Rough in by builder)

Exterior:

- Stucco veneer in front
- Hardi Stucco 4'x8' Panel on 3 sides
- Double paned glass windows.
- Monier Lifetile Tejas Espana concrete tile on entire roof.
- Cedar wood garage door.
- Gas Lantern at front of unit
- Full sod back yard where applicable
- Landscape beds in front where applicable

Interior:

- Home Automation System controlling lights, HVAC, security system, etc. Camera at the entrance.
- Whole house Home-Audio
- Pre-wired for phone, alarm, and cable.
- 10' and 11' ceilings.
- Hardwood floors in living room, 3rd floor hallway and entire stairs.
- Travertine tiles in foyer, kitchen, dining and all bathrooms.
- Knotty Alder wood front door with metal rods.
- Decorative Faux Beams in living or dining ceiling.
- Faux paint in living room and art niches
- Jenn-Air stainless steel appliances. A wine chiller is also included for bar.
- Ceramic tiles/ stamped coating on all outside balconies, outside entry and open rooftop terrace.
- Pattern Cut Pile Carpet in bedrooms and closets.
- 8' solid wood doors throughout the home.
- Pre-finished raised panel cabinets in kitchen and master bathroom with large crown and rope trim.
- Granite/Marble counter-tops in kitchen and all bathrooms.

- Lighting fixtures will include chandelier for dining, pendants for kitchen island, ceiling fan in all bedrooms and living room, wall sconces in bathrooms, under cabinet halogen lights, rope light in master bedroom, upgraded fluorescent closet lightings, recessed cans throughout the house.
- Stairs with stair lighting on baseboard.
- Hydro-spa tub in master bathroom.
- Moen Eva oil rubbed bronze plumbing fixtures.
- Oil rubbed bronze door hardware, door knobs, and bathroom hardware fixtures.
- Wrought iron stair and balcony rails.
- Crown moldings in master bedroom, kitchen and base molding throughout the house.
- Firewalls as required by City Code.
- Arched openings and art niches throughout the house.
- Batt and blown foam insulation per City code.
- 1/2 sheetrock walls and ceilings and 5/8 in garage and firewalls.

ADDENDUM ' A '

To the contract concerning 2050 Main Street, Houston Tx 77098

Special Provisions

1. Seller to repair all required items , as per the City of Houston Building Codes.
2. Seller to complete all required items on punch list after Buyers walk before closing.
3. Seller to provide 1,2, & 10 year Home Warranty to Buyer at closing.
4. Buyer may restructure the financing without affecting the other terms of this contract.
5. The Sellers officers are licensed Realtors in the state of Texas and the listing broker is an affiliate of the Seller.

Buyer Signature and Date

Seller signature and Date

Insulation Specifications for Lifetime Villas at W Main Street
2050 W Main Street, Houston TX 77098

Garland Insulating insulated the above referenced project with the following:

Exterior Walls : R-13 & R-19 Unfaced Fiberglass Batts

Cold Floor : R-22 Unfaced Fiberglass Batts

Flat Ceiling : R-30 Unfaced Fiberglass Batts

Poliseal & Baffles

Ultra Seal (Caulk drywall penetrations)

Buyer Signature

Seller Signature