

Egbert Villas

Kellywood Construction of Houston, LLC

Spec Sheet

Mechanical

- Carrier brand HVAC zoned with programmable thermostats.
- Gas Furnace.

Electrical

- Main Electrical Panel located in garage
- Sealed LED down lighting utilized throughout home.
- Decora switches. White.
- Modern Styled Décor lights at Vanity's and Island (if applicable). \$70 per, budget.

Prewire

- Central planned prewire to allow future upgrades.
- Prewire sound in living room.
- Bedrooms and Family room prewired to allow TV, Internet and/or Phone.
- Conduit ran to point of connection, per CenterPoint.

Plumbing

- Tiled shower pan in primary bathroom. Soaker tubs.
- Modern style fixtures. Moen and house brands.
- Sterling or equivalent toilets.
- Features PEX interior plumbing.
- Framed shower surround, chrome.

Foundation

- Unsuitable soils removed from foundation pad site then proof rolled. Select fill dirt utilized as needed.
- Design by city approved engineer.

Frame and Cornice

- Engineered plans to industry standards.
- Tall ceiling heights.
- Hardie siding and stucco utilizing 3 coat system with metal flashing.
- Vinyl windows, surpassing energy code compliance.
- Wall Insulation - R19 batts
- Floors/ceiling Insulation - R19 batts
- Attic Insulation - R30 blown in

Roof

- Architectural shingles.
- Radiant Barrier
- Aluminum Gutters

Millwork and Trim

- Modern, square base and door casing.
- Flush cabinet doors, or equivalent substitute.
- 2 panel and flush panel Jeld-wen or equivalent hollow-core interior doors.
- Closets to have built ins and single hanging and double hanging, 'decked out'.
- Satin Trim paint, extra white.

Paint

- Exterior siding utilizing satin paint.
- Color options available preconstruction. Sherwin Williams showroom located at 1015 Durham Dr, Houston, TX 77007.

Flooring

- Carpet at bedrooms. Carpet at \$20 per sq/yd budget alone.
- Wood floors or tile of equivalent value first floor.
- Tile at entry and wet areas. Tile at \$2 for tile material alone, budget.

Granite

- All counter tops builder grade granite or quarts in many options. Or sales/closeouts, builder grade to '+' grade. See photos of previous homes.

Appliances

- Stainless, Samsung Brand or Equivalent.
- No refrigerator or washer dryer sets provided with initial bid pack. Matching sets can be purchased/installed at builder pricing.

Other

- Local Rules and Regulations dictate applicable building codes.
- Home to be significantly built to original approved plans.
- All significant structural changes must be signed off by owner and/or structural engineer prior to applicable stage of construction.
- Change orders may not be possible depending on stage of construction.
- If plans and selections are not specific or void of direction by buyer, Abbcott Property Group will specify direction and selections in general compliance with the general finish of the house and circumambient homes.
- Modest floor plan changes may be made for structural and/or MEP considerations/requirements.