

4406 Dorothy Street  
Bellaire, TX 77401

1. Exterior

- a. Pier and beam foundation.
- b. Crawlspace featuring a poly and rock base with area drains tied into subgrade drainage system.
- c. Structural concrete masonry unit (CMU) crawlspace knee walls (in lieu of treated wood).
- d. Brick exterior with stucco and James Hardie siding accents.
- e. Porch waterproofing system including tile at front and back porches.
- f. All walls framed at 16" O.C.
- g. Hybrid insulation system with 2" (R-14) closed cell foam in crawlspace, batt walls (R-13 at 4" walls and R-19 at 6" walls), and blown (R-38) attic.
- h. GAF Timberline HD 30-year composition shingle roof with standing seam metal roof accent at east elevation.
- i. 6" continuous gutters with round downspouts connected to subgrade drainage system.
- j. Marvin Essential fiberglass windows.
- k. Haas custom, insulated garage door.
- l. 3'-6" x 9'-0" custom, iron front door and pair of 3'-0" x 9'-0" custom, iron back doors with matching iron railings at front and back porches.
- m. 7'-0" tall cedar fence at sides and back of house with cedar gates on both sides.
- n. Landscape featuring St. Augustine sod and trees at the front and back, limestone gravel at the sides, and front flower beds.
- o. 5-zone irrigation system serving both the front and back yards featuring a Hunter WiFi capable controller.

2. Interior

- a. Site-built cabinetry throughout including, but not limited to, kitchen, bar, mud room, bathrooms, closets, and utility.
- b. Cabinetry to ceiling (full height) in kitchen, including glass door upper cabinets.
- c. Solid core interior doors throughout.
- d. Custom shower glass enclosures at study and master bathrooms.
- e. 11'-0" ceilings throughout first floor and 10'-0" ceilings throughout second floor including a Level 4 drywall finish.
- f. Prime and paint all ceilings, prime and paint two-coats all walls, prime and paint two-coats all woodwork with oil-based paint, and stained stair treads and porch ceilings.
- g. Floor and wall tile at all wet locations including decoupling matting at all horizontal surfaces.
- h. 7-1/2" wide random length engineered hardwood (Castlewood Oak by Shaw) flooring throughout (except for floor tile at wet locations).
- i. Countertops including, but not limited to, black leathered granite, Carrera marble, and various Cambria selections.
- j. Custom iron stair railings.

- k. Thermador stainless appliance package featuring 48" built-in side-by-side refrigerator, 48" dual-fuel professional range with 6-burners and griddle, matching 48" hood, 24" built-in microwave, and built-in 24" dishwasher with hidden controls.
- l. 15" dual zone wine chiller and 15" single zone beverage cooler at wet bar.
- m. Pex plumbing throughout including a Rinnai tankless hot water heater featuring an expansion tank and recirculation system.
- n. Master bath featuring 71" freestanding bathtub and floor mounted tub filler including shower wand and 6-zone shower including a wall mount shower head, rainfall shower head, and shower wand.
- o. Elkay commercial grade drinking fountain with bottle filler in mud room.
- p. Delta plumbing fixtures throughout, including Delta toilet and bath accessories to match.
- q. CopperSmith Georgetown gas lantern at front elevation, ceiling-mounted at porch.
- r. American Standard 16-SEER air conditioning system – 2.5 tons downstairs and 3.0 tons upstairs.
- s. EcoBee smart, programmable thermostats.
- t. 42" Heatilator Caliber direct vent gas fireplace with IntelliFire touch ignition system.
- u. Designer light fixtures at kitchen island, dining room, all bathroom vanities, and staircase.
- v. LED can lights throughout.
- w. Turnkey alarm system with hardwired first floor door and window contacts, motion detectors, and two (2) keypads.
- x. Dolby Digital 5.1 pre-wiring at game room and family room and additional speaker pre-wiring at dining area and veranda.
- y. Cat5E throughout including pre-wiring for two (2) wireless access points (WAP's).
- z. Pre-wiring for exterior security cameras at four (4) locations.