



Builder Specifications/Standard Features for Kherington Place

ADDRESS	812 E 37th Unit C Houston, TX 77022
# OF UNITS	3
PLANS	2
ELEVATIONS	2

1. FLOOR SELECTIONS

Foyer/Living/Dining/Kitchen	Engineered Wood
Staircase/Landings	Oak treads
Back Foyer/Powder	8.5" Hex Tile
Bedrooms	Carpet
All bathrooms	Tile
Kitchen backsplash 18"	Tile CC80 (brick pattern, white grout)

2. DOORS & WINDOWS

Bronze Vinyl Windows – Single hung, double paned LOW E
8' Fiberglass Ext Doors, one lite
Kwikset Cove interior doorknobs (Satin nickel finish)

3. INTERIOR TRIM WORK

6" base board throughout
8' 2 panel Paint Grade doors throughout
4" casing on all door jambs
Stained Newel Posts and oak railing
2" painted wood spindles

4. KITCHEN & BATHROOM COUNTERS

2 cm quartz island with 2" squared edge (Calacatta, polished)
2 cm granite perimeter with 2" squared edge (Black Mist, honed)
Stainless undermount kitchen sink
White under mount, rectangular sinks in Primary Bath
Cut out for under mount white rectangular sink at guest bathrooms

5. CABINET SELECTIONS

White painted Shaker style throughout
Accent dark grey stained Kitchen Island and Powder
SS or Brushed nickel hardware (subject to Builder)



6. STANDARD STAINLESS STEEL APPLIANCE PACKAGE

30" Gas range
30" OTR MW
DW

7. BATHROOM SELECTIONS

Master Bath & Toilet

Vanity

His/Her vanities
Painted Shaker style
2cm quartz
Chrome Moen Dartmoor faucet
Single multi-light fixture over each sink – Kichler Winslow, BN finish

Shower and Floors

Tile floors and shower surround
Safety Glass Shower Door

Misc

Tile floors
Elongated toilet (Ivory)
Chrome Towel ring, towel bar & TP holder
Mirrors are frameless in vanities
Powder Mirror is black circle, framed
Bench in Mudroom with 3 black hooks included
Black cabinet hardware in Kitchen/Powder; BN cabinet hardware throughout other areas

Guest Bathrooms

Shaker style painted cabinets
2cm quartz
Rectangular white under mount sink
Mirror
Single multi-light fixture over mirror
Elongated toilet (Ivory)
Chrome -Towel ring & TP holder
Metal Tub (Ivory)
Tile Floors and Shower Surround
Safety Glass Sliding Door



8. FAUCETS SELECTION

Kitchen

Kitchen Sink Fixtures

Moen Single Pull Down "Sleek" SS M5925SRS

Powder Room

Pedestal sink

Moen Dartmoor, chrome, 8" spread
Proflo PF14104WH

Master Bath & Toilet

Sink Fixture, white undermount

Sink Fixture, white undermount

Wyndahm freestanding tub with chrome wall mount Dartmoor fixture

Moen Dartmoor, chrome, 8" spread

Shower Fixtures

Tub shower kit

Mounting Kit

Moen Dartmoor, chrome

Guest Bathroom

Moen Dartmoor, chrome 4" spread

9. LIGHTING FIXTURES BN Kichler – Winslow Collection, BN Finish

Includes 2 pendant lights above Kitchen Island

Multi light vanity fixtures

Exterior wall sconces, black finish Maxim 35015BK

Ceiling fans in bedrooms Kichler 3300017, Walnut blades, BN hardware

10. PLUMBING

PEX

50 Gallon



11. ELECTRICAL

200-amp circuit breaker electrical panel
Built-in security system with central station capability
Individual electric, water & gas meters
Per plan AMP load
Alarm wiring for all openings
Optional-surround sound wiring for living room
Ceiling fans in all bedrooms and living area.
Recessed lights throughout per plan.
Individual electric, water and gas meters
Gas and electric dryer connections, washer connections

12. HVAC

Heating - central gas
Carrier 16 SEER
Honeywell Manual T-Stat
R-8 Flex Duct
Media Filter
Fresh Air
Gas heat furnace and electric air-conditioning

14. EXTERIOR

30 year GAF or Owens Corning Composition Shingle
Stand and Seam metal roof accent roof- Bronze
8' Front Door – clear glass, stained
Hardie Exterior
6' Cedar fence along sides
Hardieplank lap siding
Gutters: Full Gutters, dark bronze

15. ENERGY EFFICIENCY & INSULATION

Batt Fiberglass Insulation
Central heat & A/C, with programmable thermostat
Windows are vinyl, double-paned, LowE glass



16. LANDSCAPE

Sod in remaining areas both front and back yards

Impervious pavers per plan to match existing as closely as possible

Trees and flowers (species depend on season and availability at Builder discretion)

17. MISCELLENOUS

THE INFORMATION PROVIDED IN THIS BROCHURE IS BASED ON THE ORIGINAL PLANS AND BUILDER SPECS. BUILDER/DEVELOPER RESERVES THE RIGHT TO CHANGE SPECIFICATIONS & SUBSTITUTE ANY OF THE MATERIALS/FINISHES AT THEIR DISCRETION. BUILDER RESERVES THE RIGHT TO MAKE CHANGES AS NECESSARY INCLUDING DIMENSIONS, UTILITY LOCATIONS, ETC. ALL SQ. FT. CALCULATIONS ARE APPROXIMATE. (ROUNDED OFF TO THE NEAREST TEN FEET)
BUYER/BUYER'S AGENT

OPTIONS FOR UPGRADES:

Available options for changes and upgrades subject to Builder. Upgrades and Options are time-sensitive and may not be feasible after various stages in construction. Inquire for more details.

- Color change lighting package
- Color change door hardware
- Color change plumbing package
- Add fireplace
- Add Beverage Bar in Living Area
- Wood or tile floors throughout
- Change pendant lights
- Change interior door hardware
- Add Coffee Bar – Includes wall light Model No. P710086-009