



Specification Sheet

4834 Waynesboro Dr, Houston, TX 77035

MECHANICAL SYSTEMS

HVAC

- Installed all new Carrier HVAC system, 5-Ton, 16-SEER with Nest thermostat
 - Installed new exhaust venting for range hood with makeup air per Code
 - Installed new venting for bathroom exhaust fans
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Electrical

- Rewired entire house & garage with new 200-amp service, to Code
 - Installed recessed LED can lighting in all areas
 - All light switches & dimmers are "Decora" paddle-style w/ screwless plates
 - Installed new Nest NC5100US Video Doorbell
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Plumbing

- Re-piped entire house with color-coded PEX
 - Replaced all gas lines, vent stacks, supply lines and drains
 - Installed new 50-gallon gas water heater in attic
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FINISHES

Exterior Doors

- New stained mahogany front door unit with sidelite, Low-E glass
 - New fiberglass flushed-glazed door installed in mudroom
 - New fiberglass solid flush door installed in garage
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Windows

- All windows replaced with new thermally-broken aluminum Low-E windows
 - Installed new thermally-broken aluminum Low-E sliding glass doors in living room
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Interior Doors

- Installed new solid-core flush Masonite kerfed-jamb interior doors
 - Installed new solid-core flush pocket doors in mudroom and master bath
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Cabinetry - Kitchen

- European-style frameless cabinets installed in kitchen and pantry
 - All cabinets factory finished with slab-style doors and drawer fronts
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- All cabinets feature soft-close doors and drawers and interior organizers
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Cabinetry- Hall Bath

- Custom furniture-style walnut vanity cabinets with soft-close doors and drawers
 - Custom walnut tall linen cabinet with soft-close doors
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Cabinetry- Master Bath

- Custom furniture-style walnut cabinets with soft-close doors and drawers
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Closets

- All closets utilize ELFA custom closet organizer systems, white with birch accents
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Countertops

- New MSI “White Frost” quartz countertops in kitchen, pantry, and hall bath
 - Custom walnut countertop in master bath
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Tile

- New wall tile installed throughout house – master shower surround, master vanity backsplash, hall bath tub surround, and kitchen backsplash
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Flooring

- White Oak hardwood installed throughout entire house, less bathrooms and mudroom
 - New tile floors installed in mudroom and both bathrooms
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Appliances

- Range - 30" JennAir Slide-In Dual-Fuel Range, stainless steel (JDS8860BDP16)
 - Vent Hood - Zephyr Pro “Tornado II” hood insert with custom surround & remote
 - Microwave – Euro-style 24” Microwave oven, stainless steel (IMBS104G5500)
 - Dishwasher – Bosch 800 series 3-rack stainless steel dishwasher (SHPM88Z7N)
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Plumbing - Kitchen

- Installed new Ruvati 33” single-basin undermount stainless workstation sink
 - Installed new Delta “Trinsic” touchless kitchen faucet, champagne bronze
 - Installed new InSinkErator compact garbage disposal, ¾ HP
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Plumbing - Master Bath

- Installed new Kohler “Vox” vessel sink in white
 - Installed new Delta “Vero” widespread faucet at vanity, champagne bronze
 - Installed new Delta “Vero” shower system with hand sprayer, champagne bronze
 - Installed new Wyndham freestanding soaking bathtub
 - Installed new Delta wall-mounted tub filler in champagne bronze
 - Installed new ProFlo high-efficiency ADA height toilet
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Plumbing - Hall Bath

- Installed new Kohler “Vox” vessel sink in white
- Installed new Delta “Trinsic” faucet at vanity, matte black

- Installed new Delta “Trinsic” shower system, matte black
 - Installed new ProFlo high-efficiency ADA height toilet
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Lighting

- Installed new pendant lights above kitchen peninsula
 - Installed new decorative wall sconces at master vanity
 - Installed new decorative vanity light in hall bath
 - Installed new exterior wall sconces by front and back doors
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Shower Glass

- Custom frameless glass shower surround installed in master bathroom
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Bath Hardware

- Installed Delta matte black towel bars, hand towel rings, toilet paper holders, and robe hooks in bathrooms
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Cabinet Hardware

- Installed cabinet knobs and pulls on all kitchen and bath cabinets
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Door Hardware

- Installed all new Schlage matte black “Century” hardware on exterior doors
 - Installed all new Schlage matte black “Latitude” levers on all interior doors
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EXTERIOR

Foundation Repair

- Repair foundation with external concrete pilings
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Concrete Flatwork

- Replace front walk and back patio with new poured concrete “pads” with black star gravel in between sections
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Exterior Paint

- Exterior of house prepped and painted with two coats of paint: siding, soffit, fascia, and trim.
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Fences & Gates

- New 7’ cedar privacy fencing at side yards
 - New 4’ horizontal slat cedar fence in front and driveway side of house, stained & sealed
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