

Churchill Homes, Inc.
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4212 Case Street, Houston, TX 77005
Specifications
January, 2021
Subject to Change

1. Foundation
 - a. Structurally engineered concrete foundation
 - b. Structurally supported by piers, beams, steel and concrete
2. Framing
 - a. 10 foot ceiling on first floor, 10 foot ceiling on second floor, 11 foot in Primary bedroom and game room.
 - b. Studs are 16 inch on center and made of stud grade wood
 - c. Rafters to be #3 grade pine unless noted otherwise
 - d. Sheeting is 7/16 inch OSB plywood
 - e. Roof deck is 7/16 inch radiant barrier(heat shield) OSB board
 - f. All plywood sub floors are nailed, glued and then screwed to floor trusses
3. Stucco
 - a. Exterior is conventional sand/cement stucco
 - b. Brick on front elevation
4. Windows and Doors
 - a. Exterior rear doors are aluminum, dual glazed insulated low E windows
 - b. Windows are aluminum, dual glazed insulated low E windows
 - c. Front door is iron with dual glazed insulated low E glass
 - d. Rear aluminum 3 panel sliding glass door at family room
 - e. Aluminum rear exit door to back patio
 - f. Garage door is aluminum, 8 foot tall
 - g. Automatic garage door opener with Wifi mobile app and 2 remotes included
 - h. Frameless glass Shower surrounds
5. Plumbing
 - a. 2 Tankless gas Water Heaters
 - b. 3 exterior water faucets
 - c. Gas lines provided to water heater, furnace, fire place, cook top, dryer and back patio
 - d. Free standing Soaking tub in master bath
 - e. White enamel steel tub in back secondary bathroom
 - f. Elongated toilets, 1.6 gallon flush throughout the home
 - g. Under mount sinks throughout
 - h. Chrome and satin nickel finish on plumbing fixtures

6. Heating Ventilation and Cooling (HVAC)
 - a. Zoned HVAC with 16 seer 2 AC units and gas furnaces with fresh air replacement
 - b. 3 Ton for first floor and 4 ton for second floor
 - c. Exhaust ventilation provided in kitchen, low noise exhaust fans for restrooms and wet areas
 - d. Humidity control provided on thermostat

7. Insulation
 - a. R44 blown insulation in attic, and R13 in exterior walls
 - b. Sloped ceilings and cold floors are R19 insulation
 - c. Poly sealed exterior walls, windows, doors or other penetrations
 - d. Exterior doors are weather stripped
 - e. 2020 Energy Compliant Rating from third party inspection company
 - f. Insulated walls at all bathrooms, utility room and game room insulated with R13 fiberglass batts for sound reduction.

8. Electrical
 - a. Copper wiring throughout
 - b. Ceiling fans as indicated on plans
 - c. Smoke/CO detectors on 110V as per code
 - d. Recessed lights as indicated on plans
 - e. Prewired for alarm system with keypads and motion sensors on separate phone line for outside monitoring company
 - f. Prewired for Cable as indicated on plans
 - g. Prewired for Surround sound speakers in family room and 2nd floor game room. Additional speaker wired for dining room, master bedroom etc.
 - h. Data lines are prewired to each bedroom, study, and game and family room televisions for a single router network installation
 - i. All Prewiring terminated in finished cabinet in Utility Room
 - j. Under Cabinet lighting in Kitchen and Butler Pantry.
 - k. LED lighting throughout

9. Roofing
 - a. 30 year composition shingles with felt paper
 - b. Air circulating ridge vents
 - c. Soffit vents for attic air circulation

10. Interior cabinets and trim
 - a. Custom cabinets and built-ins throughout
 - b. All cabinets are Custom job site built
 - c. Auto close drawers and soft close door hinges
 - d. Cabinet fronts from Espistia's cabinet door manufacturer
 - e. Stairway to second floor to be hardwood treads with wood handrail and stainless steel picket railing

11. Countertops

- a. Kitchen and butler pantry are Quartz
- b. Primary bath and powder room are quartz
- c. Secondary baths are quartz
- d. Utility room and patio grill counter are natural stone

12. Flooring and Tile

- a. 5 inch White Oak hardwoods entire living areas first floor and second floor
- b. Primary bath is porcelain tile floor and shower
- c. All secondary bathrooms are porcelain tile floor
- d. Exterior porches and steps porcelain tile.
- e. First floor powder room porcelain tile

13. Fireplace

- a. Superior 42" direct vent gas fireplace
- b. Porcelain tile fireplace surround

14. Appliances

- a. Stainless Steel appliances
- b. Exhaust system over cook top
- c. 48" Wolf gas cooktop
- d. Wolf Double Oven is electric with one convection oven
- e. 42" Stainless Steel Sub Zero Built in refrigerator
- f. Under cabinet beverage cooler in butler pantry.
- g. Stainless dishwasher
- h. Gas grill and built in access door for back patio

15. 2020 Energy compliant rated home

Includes 6 foot wood fence on exterior lot boundary as approved by the City, sod, drainage, and sprinkler system for entire yard.

Builder Warranty provided to Homeowner via Aces Builders' Warranty. Please refer to www.acesbuilderswarranty.com for details. Click on "Home Owner" tab and click on "Aces program info" for detailed warranty information.