



House Spec List

PROPERTY INFORMATION

Address: 202 W 32nd

Zip Code 77018

Foundation, Structure and Siding:

- Heavy loaded post-tension slab on oversized 10" x 26" grade beams elevated 24" above the storm drain.
- Roof is 24 Gauge Standing Seam Metal with Kynar Coating
- 2 x 6 Doug Fir Borate Treated Frame
- 5/8 Fire rated drywall, Sherwin Williams no VOC paint
- 24 Gauge Metal with Kynar Coating Siding

Appliances

Brand

Description

Fisher & Paykel	36 inch Gas Range/Convection Oven
Fisher & Paykel	36 inch Built-In Refrigerator
Fisher & Paykel	Dishwasher Drawer
Fisher & Paykel	Convection Microwave
Broan	Range Hood Insert
Avanti	50 Bottle Wine Chiller

Energy and Sustainability:

- Insulation: Walls R-21 Fiberglass BIBS. Attic R-38 to R-42 Fiberglass Blown.
- LED lighting
- Dual Glass Low E Windows with UV Block
- Vented Attic
- Custom Heavy Duty Wrought Iron double entry door
- Thermatru Fiberglass Low-E Exterior Doors
- Solid Core Jeld-Wen Madison interior doors

Plumbing & Mechanical Equipment

- PEX piping trough a manifold to high flow rate valves. 1 ½" high capacity water meter. Emergency floor drain in Laundry.
- Navien. High Capacity On Demand Tankless, Water Heater
- HVAC Trane 16 SEER, 5 Ton. Whole house media filter. Three Zones with Nest Thermostats

Décor & Fixtures

Flooring: Master Bath, Secondary Baths and Laundry are Porcelain Tile. UV Oil finish Engineered Hardwood throughout and Indoor Air Quality Certified. Exterior side porch has ~~Epoxy Granite finish~~. [diamond grinder 50 grit finish](#)

Kitchen: 3 cm Quartz countertops, Premium cabinets with soft close and undercounter lighting, Wall mounted Pot Filler

Bathrooms: LED Lighted Vanity Magnifying Mirror, Exposed Pipe shower fixtures, Large Stainless Steel Laundry Sink

Comfort & Convenience

- Sidemount Liftmaster Wi-Fi enabled Garage Door Opener
- 220 V Electric Car Charger Outlet
- Pre-Wire for Alarm, Ring Security System with 2 Cameras and Doorbell
- Fireplace with Quartz surround [porcelain tile surround](#)
- Programmable Sprinkler Control Unit
- Sound Dampening Insulation for Master Bedroom and Bedroom 2