



---

## **3224 & 3226 Leonidas Street**

### **Foundation:**

- Engineered Pier and Beam
- 3,000 psi concrete
- Engineered Building Pads

### **Frame and Cornice:**

- Engineered Structural Framing
- 2"x4" Stud grade fir walls, every 16" (+or-) O.C.
- 2"x6" Stud grade fir walls, every 16" (+or-) O.C.
- Yellow pine ceiling joints 16" (+or-) O.C.
- Yellow pine rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Pre-Engineered Trusses per floor
- 3/4" Tongue and Groove Subfloor
- Cement Board Panel
- All subfloor is glued, nailed and screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

### **Ceiling Heights:**

- 11' First Floor
- 9' to 10' Second Floor
- 9' to 10' Third Floor

### **Windows:**

- Aluminum frame, insulated (double pane), clear glass with Low-E

### **Masonry:**

- 3/4" Conventional Stucco System & Brick
- Sherwin Williams Conflex Elastomeric Coating

### **Roofing:**

- 25 Year Roof Shingle
- SBS Modified Bitumen Waterproof System

### **Air Conditioning and Heating:**

- 2.5 & 5 Ton 15 SEER System with Three Level Zoning
- R-6 Silver Flex Duct
- Honeywell programmable thermostats

**Electrical:**

- All copper wiring throughout the house
- GFI safety switches where required by codes
- 200 AMP main electric panel
- All other electrical wiring as per floor plans
- Recess Can Lighting

**Plumbing:**

- CPVC vents and drain pipes
- PEX with Manifold System for Water Lines
- Black steel pipes for gas
- Back porch & 3<sup>rd</sup> Floor Deck gas line for BBQ
- Insulated Exposed Water Lines
- 50 Gallon Water Heater
- Pfister Chrome Plumbing Fixtures
- Body Spray System for Master Shower

**Insulation:**

<u>Area</u>	<u>Material</u>	<u>R-Value</u>	<u>Thickness</u>
Exterior Walls	Batt	R13	3.5"
Cold Floors	Batt	R38	12"
Ceilings	Batt	R19	6.25"
Attic	Blown Cellulose	R38	12"

**Sheet Rock:**

- 5/8" in garage and underneath stairwell
- 1/2" sheet rock on interior walls
- Hardi-Backer used in all wet areas

**Security & Sound System:**

- Pre-wired for Home Automation
- 8/8 Smart House Distribution System
- Security System: Six zones security system equipped with battery back up system
- Two key pads: One in 1<sup>st</sup> floor garage entry and one on master bedroom
- One interior siren
- One motion detector
- 2 Pre-Wire Drops for video camera system
- Alarm contacts to monitor all operable exterior doors and windows (excluding garage overhead door)
- 5.1 Surround Sound Pre-Wire in Living and Game Room
- 2 Speaker Pre-Wire on Back Porch, 2 Speaker Pre-Wire on 3<sup>rd</sup> Floor Deck
- TV Pre-Wire on 3<sup>rd</sup> Floor Deck
- Telephone jacks per plan
- Cable TV jacks as per plan

**Millwork and Carpentry:**

- Custom trim and carpentry millwork throughout the house
- Job built cabinetry, built in closet, entertainment wall, as per plans
- Chrome bath & door hardware

**Painting:**

- Sherwin Williams Paint & Stain used throughout.
- Satin Exterior Latex Paint
- Flat Interior Latex Paint
- Satin (oil base) enamel paint is used on doors and interior trim

**Mirrors and shower door:**

- Mirrors throughout baths
- Frameless Glass Master Shower Enclosure

**Garage:**

- Garage Door: One 16' x 8' Overhead Glass Door
- One 1/3 HP garage door opener with two transmitters

**Doors:**

- Flush panel interior doors
- Mahogany 1-Lite entry doors

**Countertops:**

- Granite or Marble Countertops throughout

**Flooring:**

- Solid 2.25" Oak Hardwoods throughout
- Custom Designed Tile in Master Bath and Guest Baths

**Appliances:**

- 36" Bertazzoni Professional Series Stainless Steel Appliances

**Pest Defense:**

- Taexx Built-In Pest Control System
- Home Team Pest Defense Borate Wood Pretreatment on first floor.

**Certifications:**

- Duct Leak Certification
- Blower Door Certification
- City of Houston Approved Final Inspection
- Builder New Home Limited Warranty

\*\*\*Prices, Amenities and Square footages are subject to change under builder's discretion\*\*\*