

1226 Nicholson A Spec Sheet

Exterior Features and Finishes

- Hardie Plank
- Covered patio (21' x 6')
- Gas hookup for grill on covered patio
- Fully fenced backyard with new fencing installed
- Surround sound wired patio
- PEX water piping system
- Garage Door Opener
- Solid Wood Front Door
- Metal gutters
- Exterior lighting
- Auto Charging Plug can be added

Construction

- Home built 3' above ground
- Upgraded slab foundation with perimeter beams
- 2 x 4 Framing
- 30-year composite shingles
- Hurricane straps installed for additional reinforcement

Efficiency

- Double Pane Low-E Windows
- Two 16 SEER HVAC systems (Trane or similar)
- 2 Smart Thermostats (one on each floor)
- Recessed LED canister lighting
- 50-gallon gas water heater
- Crawl area insulated spray foam
- Radiant Barrier Roof Decking

Insulation

- BATT insulation in exterior walls and exposed areas
- Foam closed cell insulation in garage, back porch, crawl space
- R 13 Fiberglass Batts in interior walls
- R 30 blown insulation in attic
- Poly seal foam doors, windows, bottom plate and attic baffles installed

Technology

- Security system
 - Keypads located on first floor and in primary bedroom
 - Wired security contacts on all first-floor windows and doors
 - Pre-wired for outdoor security cameras in front and back
- Pre-wired for surround sound in family room and on patio

Certifications

- ACES builder's warranty
- City of Houston approved final inspection
- Third party air leak pressure test

Interiors

- Solid core doors
- Black wrought iron balusters on staircase. Stained wood handrails and posts
- Metal closet rods
- Skylights in stairwell
- Decked attic for storage
- Mud room at garage entry (6' x 6')

Kitchen (15' x 15')

- Prefabricated shaker style cabinets
- Recessed LED canister lighting
- Undermount single basin stainless steel sink
- Pot filler over stove
- 42" refrigerator opening
- Appliance Package

Butler's Pantry (11' x 6')

- White shaker style cabinets
- Recessed LED canister lighting

Powder Bath (9' x 3')

- White cabinets
- Recessed LED canister lighting
- White rectangular ceramic sink
- Mirror framed with wood trim

Dining Room (15' x 15')

- Open floor plan
- Recessed LED canister lighting
- Chandelier hookup
- Wine room under staircase

Family Room (20' x 18')

- Recessed LED canister lighting
- Ceiling fan
- Built-in shelves and cabinets on each side of fireplace
- Cable outlet
- Tile around fireplace
- 36" Gas Log Fireplace
- French doors to covered patio
- Wired for surround sound

Utility Room (9' x 6')

- Gas and electric dryer connections
- Tile floors

2nd Floor Hallway Desk Area

- Built in desk

Primary Bedroom (19' x 15')

- Vaulted ceiling
- Private sitting area
- Recessed LED canister lighting
- Ceiling fan
- Linen closet at entry

Primary Bath (14' x 13')

- Dual vanity
- White shaker style cabinets
- Marble tile on shower walls/floor
- Marble tile floors
- All glass shower with bench
- Freestanding soaking bathtub
- Recessed LED canister lighting

- Two white rectangular ceramic sinks
- Mirror framed with wood trim

Primary Closet (14' x 7')

- Built in shelving
- Built in dresser drawers

Secondary Bedroom (12' x 11')

- Recessed LED canister lighting
- Ceiling Fan

Secondary Bedroom (12' x 11')

- Recessed LED canister lighting
- Ceiling Fan

Secondary Jack & Jill Bath

- White cabinets
- Tile Floor
- Shower/ tub combo with white steel bathtub
- Shower/tub tile
- Recessed LED canister lighting
- White rectangular ceramic sink
- Black plumbing fixtures
- Mirror framed with wood trim

Second Primary Bedroom (14' x 12')

- Walk in closet
- Recessed LED canister lighting
- Ceiling Fan

Second Primary Bath

- White cabinets
- Tile Floor
- Shower/ tub combo tiled with white steel bathtub
- Vanity lighting
- Recessed LED canister lighting
- White rectangular ceramic sink
- Mirror framed with wood trim

*All finishes are subject to change