

Terraces on Center

GENERAL SPECIFICATIONS

FOUNDATION

TRADITIONAL POST TENSION SLAB ON GRADE
3000 PSI
POST TENSION CABLES (SEE PLANS)

FRAMING

2"X4" TREATED BOTTOM SILL PLATE
2"X4" 16" O.C. SPF (WALL FRAMING)
WEB TRUSS
HARDIPLANK OR SMART SIDING ON ALL OVERHANGS/GABLES/PORCHES
CITY COMPLIANCE FOR WIND STRAPPING

WINDOWS

LOW E WINDOWS – NFRC RATED SHGC .30

ROOFING

30 YEAR COMPOSITION
DRIP EDGE WILL BE GALVANIZED METAL

INSULATION

EXTERIOR WALLS TO BE INSULATED WITH FIBER GLASS INSULATION, R-13 IN THE WALLS, R-19 ON SLOPED CEILINGS, R-30 ON FLAT CEILINGS AND R-30 UNDER FIRST FLOOR
R-13 BATTS IN EXTERIOR WALLS
R-30 BLOWN INSULATION IN ATTIC
SPRAY FOAM ALL HOLES, WINDOWS AND DOOR CRACKS

DRYWALL

5/8" GYPSUM ON ALL WALL AREAS
5/8" GYPSUM ON ALL CEILING AREAS
1/2" HARDIPLANK IN ALL TUB SURROUND AREAS

HVAC

CARRIER OR EQUIVALENT

ELECTRICAL

CEILING FANS IN ALL BEDROOMS WITH RECESS CANS
200 AMP SERVICE OR CITY OF HOUSTON COMPLIANCE GAUGE – CITY SPECS
220 TO DRYER

PLUMBING

OVERHEAD PEX PIPING OR EQUAL TO "PER CITY CODE"
HWH (GAS) - AOL OR EQUAL TO, 50 GALLONS
2 HOSE BIBS (LOWER EXTERIOR AND ROOF TERRACE)
WASHER/DRYER HOOKUP/ICE MAKER HOOKUP

INTERIOR TRIM

MASONITE MANUFACTURED CABINETS
ALL CLOSETS WILL HAVE ROD & SHELF
FULL HEIGHT MDF BASEBOARDS
FULL SIZE MDF CASING
FULL SIZE WINDOW STOOL

INTERIOR PAINT

THE BUYER MAY CHOOSE UP TO TWO COLORS FOR WALLS & CEILING CONTRACTOR GRADE
PAINT SELECTIONS. SPRAY AND DRAG TEXTURE ON WALLS AND WHITE ENAMEL TRIM

TILE

SHOWER WILL HAVE A CEILING HEIGHT OF 7'6" OR HIGHER DEPENDING ON PLANS WITH TILE
FOR WALLS & SHOWER PAN
TILE WILL GO UP 6' FROM FLOOR BEHIND SECONDARY TUBS
TILE BACKSPLASH 12" AROUND THE MASTER TUB, 18"
TILE BACKSPLASH ABOVE KITCHEN COUNTER TOP
THE UTILITY ROOM AND GUEST BATH FLOORS WILL BE TILED

MIRRORS

MASTER BATH MIRROR TO BE BETWEEN 36" AND 48" HIGH WITH BEVELED EDGES
SECONDARY BATH MIRRORS TO BE 36" HIGH AND EXTEND ACROSS VANITY TOP WITH BEVELED
EDGES

FLOORING

ENGINEERED WOOD FLOORS IN KITCHEN AND LIVING ROOM, TILE IN BATHS AND UTILITY AND
CARPET IN BEDROOMS

LANDSCAPE

TREE AND SHRUBS PLACED IN THE FRONT (PER CITY)

Selections to be same or like the finishes in 4314 & 4318 Center St.

Builder reserves the right to make modifications including changes, additions or deletions in the features,
plans and specifications and to substitute material of similar quality without notice or prior obligation.
Renderings and front elevations are created for marketing purposes only. Therefore, please consult with
the builder on or before the end of your option period. If it is not in your contract, then it is not
guaranteed.

BUYER DATE SELLER DATE

BUYER DATE