



## Builder Specifications and Standard Features

26814 ESTUARY DR., GALVESTON, TX 77554 - SPEC

### 1. FLOOR SELECTIONS

Foyer/ Kitchen, Dining, Living; All Bedrooms, Gameroom and Hallways	Luxury Vinyl Plank
Powder, Utility, All Bathrooms/Bath/Tub and Shower Surrounds Kitchen Backsplash up to 18" (All Wet Areas)	Porecelain Tile
12x24 Tile Floors – 50/50 pattern	Master, Bath 2&3, Utility
Mosaic Tile Floor	Powder, Tile
Stair Treads, Handrail, Newel Post Stained to compliment LVP flooring selection	Red Oak
Stair Treads	LVP
Wood Balusters – 2x2	Painted, Trim color

### 2. DOORS & WINDOWS

Single Hung, White, Double Paned LowE (Impact)	Vinyl
White exterior doors with clear glass in house (Impact)	Fiberglass
Ground level storage door (6 panel, no glass)	Fiberglass
Entry Door – Thermatru, white, clear glass (Impact)	Fiberglass
Kwikset "Cove" interior doorknobs, Brushed nickel finish	

Kwikset "Hawthorn" entry handle set, Brushed nickel finish

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### 3. INTERIOR TRIM AND PAINT

6" MDF baseboards throughout, painted  
8' 2-panel (square) paint grade interior doors  
4" door casing  
4" window casing in Living and Dining Rooms

#### Featured Trim Work:

Bench area with hooks (across Powder), Brushed nickel hardware  
Open storage shelving in Utility  
Accent wall in Living Room, rear exterior wall (shiplap)  
Accent wall in Master Bedroom, exterior wall (shiplap)  
(3) Open shelves above Master vanity  
Accent wall in Gameroom, TV wall (shiplap)

Sherwin Williams interior paint (flat) on walls  
Sherwin Williams interior paint (flat) on ceilings  
Sherwin Williams enamel (semi-gloss) on doors and trim  
Sherwin Williams stain (matte finish) on stair parts  
-Compliments floor color

Eider White  
Extra White  
Extra White  
Custom

### 4. KITCHEN AND BATHROOM COUNTERTOPS

2 CM Quartz countertops, square edge  
(4 Options to choose from)

Kitchen, Powder

SS undermount sink, single basin  
18" KBS tile – 4x12 White subway, standard

Kitchen

2 CM Quartz countertops, square edge  
(3 Options to choose from)

Bath 2, 3  
Master Vanities

2 CM Quartz countertops, square edge  
(3 Options to choose from) 4" quartz backsplash

Gameroom

White, rectangle undermount sinks

All Bathrooms

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## 5. CABINET SELECTIONS

Shaker style, painted white, soft close hinges	All
Door and drawer 4" (tubular style) hardware, Brushed nickel	All

## 6. STANDARD STAINLESS STEEL APPLIANCE PACKAGE

Whirlpool WFE320M0JS – Electric range, 30"  
Whirlpool WMH31017HS – MW OTR  
Maytag Dishwasher MDB8959SKZ

GE Double stacked W/D GUD27ESSMWW - White

## 7. BATHROOM SELECTIONS

### Toilets

White, elongated, standard height toilets and white handles

### Vanities

Shaker style cabinets, soft closed hinges  
Wall cabinets above toilets in Bath 2 & 3  
Undermount, white porcelain rectangular sinks  
2 CM quartz countertops, square edge (selection varies, see list below)  
Frameless mirrors throughout  
Powder Bath (downstairs only) framed mirror – Brushed nickel  
Multi-light fixtures above each sink – Chrome

### Plumbing and Bath Accessories

Moen Gibson – Chrome  
Moen Genta Bath Accessories – Chrome (TP holder, Towel hooks, Hand towel holder)

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## **8. FAUCETS SELECTIONS**

### **Kitchen**

Moen Sleek pull down – Chrome 1.5 GPM  
SS undermount, single basin  
18" White subway (4x12) tile – Herringbone pattern

### **Master Bath**

Moen Gibson 8" spread faucets – Chrome  
Large shower head – Chrome  
White undermount, rectangle sinks  
Tiled shower bench and oversized shower niche  
Mosaic tile shower floor  
Shower surround and bath floor – 12x24, Straight Walls, 50/50 floors

### **Guest Baths 2 & 3**

Moen Gibson 4" spread faucets – Chrome  
Standard shower heads with tub combo – Chrome  
12x24 Tile tub surround and corner shampoo caddy  
12x24 Bath floors, 50/50  
White undermount, rectangle sinks

### **Powder Bath**

Moen Gibson Single hole faucet – Chrome  
Mosaic tile flooring



## **9. LIGHTING**

Maxim Pier M 13" 35016 exterior wall scones – Black

Kichler Crosby Vanity Fixtures – Chrome

-Other collections to choose from: Winslow, Joelson - Chrome

(7) Kichler Ceiling Fans (Lights per plan) – Brushed nickel blades and hardware

-Kichler K330017-NI. All bedrooms, Gameroom, Living Room.

LED Disc lighting throughout Bedrooms and Closets, Baths, Hallways,

Garage and exterior soffits

(1) Wall sconce along Stairwell

Hanging fixture above Kitchen island

Hanging fixture in Dining Room

(4) Wall lights at Front porches

(5) Wall lights at Rear porches and exterior stairwell

(2) Pre-wired for ceiling fans at exterior Garage

(1) Pre-wired for ceiling fan at exterior Covered Deck

(2) Garage door openers; (1) Rear Garage is manual

Pre-wired for alarm

Pre-wired for surround sound in Living Room

(3) Pre-wire for exterior fans

## **10. PLUMBING**

Moen Gibson Collection throughout unless noted otherwise – Chrome

-Other collections to choose from: Dartmoor, Eva, Brantford

Disposal button at Kitchen countertop – Brushed nickel

Metal ivory bathtubs

Baths 2 & 3

PEX system

(2) 40-Gal electric water tanks

(1) Outdoor hose bibs

Pre-plumbed for outdoor shower on ground-level

Individual plumbing meter

## **11. MIRRORS AND SHOWERS**

Frameless mirrors in all Baths, Except Powder in first floor (Brushed nickel)

Bath 2 – Semi-framed shower – Chrome

Bath 2 corner shower caddy

Bath 3 corner shower caddy

Master Shower – Frameless with handle – Chrome

Master Bath – Shampoo box and bench seat

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## **12. ELECTRICAL & LOW VOLTAGE**

200-amp circuit breaker electrical panel  
Pre-wired for security system at all openings  
Individual electric meter  
Per plan AMP load  
Ceiling fans in all Bedrooms and Living  
Living Room prewired for surround sound  
Electric dryer connections, washer connections

## **13. HVAC**

Heating - central electric  
Carrier 14.5 SEER, 2 Zones  
Coastal-coated condenser  
Honeywell Manual T-Stat  
R-8 Flex Duct  
Fresh Air  
Electric heat furnace and electric air-conditioning  
Media filter

## **14. EXTERIOR**

30-year composition shingle  
Hardie plank lap siding, batten board  
Shutters and louvre accents (Paint colors final per POA)  
Stair parts – Trex handrail (Saddle color) with treated wood, painted white balusters  
Decking – Treated 1x6" deck boards  
(Paint colors final per POA)  
(3) Aluminum raised panel garage doors

## **15. LANDSCAPING & IRRIGATION**

Sod to complete front and rear areas (species based upon availability and per POA requirements)  
(10) 5-Gallon plants and (5) 10-Gallon plants  
Zoned-controlled irrigation over yard – Front, sides, rear

## **16. ENERGY EFFICIENCY**

Open cell foam insulation  
Central heat & A/C, with programmable Honeywell thermostat  
Windows are vinyl, double-paned, LowE glass

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**17. MISC.**

Interior Door Hardware – Kwikset Cove knobs – Brushed nickel

Cabinet Hardware – SS, tubular

Tile flooring in all bath and shower floors

Tile bath/shower surround up to 10'

Gameroom Snack Bar – 24" opening and storage with

2CM Quartz square edge countertop, 4" quartz backsplash

-OPTIONS & UPGRADES LISTED SEPARATELY-

**NOTE:**

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