

JBD Holdings, LLC
6505 Remlap St
Houston, TX 77055

OVERVIEW

- Approximate sizes in square feet
 - Lot 8,125
 - Air conditioned space 3,314
 - Covered Porches 403
 - Attached garages 457
- Four bedrooms, Four full & one half bathrooms
- Family Room, Dining Room, Sun Room, Media Room, Mud Room, Utility, Outdoor Living Patio
- All construction in accordance with City of Houston Building Codes

FOUNDATION

- Monolithic Post-Tension Slab on grade
- 12" diameter beams 30" in depth reinforced with engineered #5 rebar cages

FRAMING

- 13 ft. ceilings in primary Living/Dining Areas & 11 ft. Kitchen
 - Wall framing constructed of solid #2 Yellow Pine Studs set 16" on center
 - High Ceilings constructed of solid 2x6 #2 Yellow Pine studs set at 16" on center. Solid studs, no finger-joint material.
 - Floor and ceiling joist beams are Anthony Power Beams throughout
 - Roof constructed of 2x6 #2 Yellow Pine rafters and 2x8 #2 Yellow Pine ridge, hips and valleys
 - Tech Shield roof decking
 - Home sheathed with 7/16" Plywood and Tyvek House Wrap
 - Windstorm Plywood Sheathing & Slab to Roof Ridge Metal Strapping
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Roofing

- GAF Timberline asphaltic shingles with limited lifetime warranty
- Ridge and soffit ventilation optimize attic ventilation
- Galvanized metal flashing to prevent water penetration around all vents, edges of decking and exterior door thresholds

EXTERIOR WALLS & TRIM

- Block Primed & Painted Brick Front Elevation with mitered 6" Hardi Siding Accent
- Hardi Plank Siding Sides and Rear of Home
- Deep Accented Overhangs
- Solid Pine stained V-Groove Ceilings at Front and Rear Porch

PLUMBING

- Class A PEX (cross-linked polyester) includes manifold
- Drain, waist and vent piping constructed of schedule 40 PVC
- Gas pipe system constructed of black iron schedule 40
- Three exterior water hose bibs
- Exterior gas outlet at back porch prepared for Summer Kitchen
- Dual Shower Heads on Separate Control Valves at Master Shower
- Elongated toilets throughout
- 8" Spread Faucets throughout

ELECTRICAL

- 200 amp service compliant with National Electrical Code and City of Houston codes
- Overhead drop from Centerpoint Energy to weather head
- Numerous spare breakers

HVAC

- Trane ARI matched 16 SEER electronic air conditioning units with R-410 refrigerant and 80% furnace.
 - Bath, kitchen and laundry room ventilation
 - R-8 foil flexible duct work
 - Programmable Digital Thermostats in two locations
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EFFICIENCY

- R-15 BIB Insulation in exterior walls (fewer voids and less air change compared to traditional batt insulation)
- Weatherstripping on all exterior doors
- Polycel foam sealant on all windows, doors, bottom plates and exterior penetrations
- R-30 batt insulation in ceilings
- R-30 blown insulation in attic

DRYWALL

- 1/2" sheetrock on walls and ceilings throughout
- 1/2" concrete backboard (Hardibacker) in tiled showers & ceilings and tub areas finished with RedGard Waterproofing Membrane
- 5/8" One hour fire-rated sheetrock where applicable for 2012 IRC Code
- Prepped for smooth finish (no texture) and square corners

Flooring

- 7 1/2" White Oak Flooring throughout, carpet upon request
- Italian Porcelain Tile Flooring in all guest bathrooms
- Designer selected 24x48 Large Format Floor Tile at Master Bath

Doors

- 10' Custom Steel Front Entry Door with Sidelight
- 8' Sliding Triple Patio Door System at Sun Room
- All exterior door glass double pane Lo-E
- 8' solid core, panel interior doors throughout
- Steel paneled, insulated garage door includes Belt Drive power opener with 2 remotes

Windows

- Lo-E Double Pane windows finished in Matte Black
- Sun Coat MAX (Low-E) Argon Filled Glass

MILLWORK, COUNTERTOPS & INTERIOR TRIM

- On Site Custom built Shaker-style cabinets of solid Birch, Poplar and sprayed enamel
 - White Oak Cabinetry in Kitchen & Master Bath per plan
 - Kitchen & Master Bath cabinet doors are complete flush face frame application with concealed Euro hinges
 - Wall Sconce Lighting at Kitchen
 - Drawers throughout built on site with full extension drawer slides
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- All Drawer Slides and Cabinet Hinges Soft Close
- Coffered Ceilings at Sun Room & Master Bedroom
- 8" base boards topped with solid wood 3/4" cove molding throughout
- Solid Quartzite tops throughout
- 3cm Waterfall Kitchen Island

FIREPLACE

- 32" natural gas burning fireplace with wall switch control and separate gas valve shut off
- Solid Cast Stone Full Mantle
- Solid Cast Stone Hearth

PAINT AND STAIN

- Drywall (walls and ceilings) receive primer and 2 coats of flat latex paint
- Interior trim, millwork and doors receive lacquer primer and two coats of sprayed enamel with egg shell finish
- All Paint & Stain low VOC

WALL TILE

- Hand Made Porcelain Designer Selected backsplash
- Italian Porcelain Large Format Designer Selected Application
- Porcelain 4x12 Porcelain subway tile in various patterns included at all guest baths to ceiling

PLUMBING FIXTURES

- Solid brass 8" spread faucets throughout entire home
- Quartzite Apron front in lay at kitchen sink
- under-mount porcelain vanity sinks throughout all bathrooms
- Apron Front Porcelain sink in utility room
- Antique Brass and Matte Black finishes throughout

SECURITY & AUDIO

- DSC security system includes two keypads and contacts on all accessible windows and doors
 - Entire exterior wired for 100% property coverage security cameras
 - Cat5e and RG6 quad throughout
 - Flex tube to accommodate additional structural wiring in the future
 - Family room, kitchen, dining room, study and porches wired for ceiling-mount speakers
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APPLIANCES

- 48" Fisher & Paykel Stainless Gas Range with double oven includes 6 burners and Griddle Feature
- 1200 CFM Zephyr Hood Vent Liner with Remote Control
- Built in microwave set in Wall Mount Cabinet in Pantry
- 42" Built In Dacor Refrigerator with Four Door Fresh Zone Plus French Doors includes interior water dispenser and Dual Ice Maker that produces Standard and Cocktail Ice

Hardware

- Solid Brass Matte Black Levers throughout
- Solid Brass Matte Black Door Hinges throughout
- Solid Brass drawer pulls installed throughout entire home
- Designer selected solid brass Finger Pull Knobs installed throughout
- Door stops installed throughout
- Solid Brass toilet paper holders at all toilets
- Solid towel ring and/or towel bars at all bathrooms
- Robe Hooks in multiple locations

GLASS AND MIRRORS

- 3/8" frameless glass shower finish at master bath
- Full Wall mirrored at master bath
- Full Wall Mirror at Powder Bath
- Steel & Brass Framed mirrors at all secondary & guest bathrooms

LANDSCAPE & SITE WORK

- Level grade, St Augustine SOD and drainage throughout yard
 - Zoned Rainbird irrigation system
 - 7' wood privacy fence
 - Swimming Pool ready backyard
 - Lush Landscaping includes Structured Hedges, Perennial Plants and Decorative Color
 - French Drain System installed both sides and rear of home (Pool Ready)
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