



SOUTHERN PORCH
DEVELOPMENT

Specifications:

BUILDER TO INLCUDE:

- 1 year workmanship warranty, 2 year warranty, 10 year structural warranty provided to buyer. Ask for more details.

EXTERIOR:

- Seamless 5" style gutters with 2"x3" downspouts and splash blocks at base where downspout exits at foundation.
- Standard Sprinkler System with Control Panel - 3 Zone.
- Installation of 2-3 flower beds with indigenous plants and shrubs.
- St. Augustine Grass
- 7' cedar privacy fence with treated 2x12 rot board, and 3 rails with 2 gates
- Upstairs Deck: Life Deck Level 4 Decorative Overlay Finish for 2nd Floor Front Balcony
- James Hardie Smooth Siding
- GAF Timberline Natural Shadow 30 year Shingle in Slate
- MI Low E Single Hung Windows

INTERIOR:

- 1' x 8" Baseboard on 1st Floor
- 1 x 6 Baseboard on 2nd Floor
- 1 Panel Madison Shaker Interior Doors
- Level 3 Sheetrock
- Heatilator 36" Novus Standard Direct
- Vent Gas Fireplace
- GE Cafe 36" Cooktop
- GE Cafe 30" Wall Oven
- GE Cafe Dishwasher
- Rinnai Tankless Water Heater
- LENNOX 4 Ton SINGLE STAGE HEAT
- PUMP 14 SEER 2 Zone
- Included new security contact wiring pre-wiring or window and door sensors, siren, motion detector, and keypad.
- PreWire for Wireless Access Point prewire, Data/TV Combo prewire, IP Camera

SUBJECT TO PASSING ALL CITY OF HOUSTON REQUIRED INSPECTIONS.

*** PLANS, PRICES, SPECIFICATIONS, AND MATERIALS SUBJECT TO CHANGE WITHOUT NOTICE.

builder reserves the right to modify plans and specifications without notification.