

## Specifications

Client: **ZNK**  
Address: 53 SOUTH WIND DR., MONTGOMERY TX. 77356

General: Specifications for all construction and house details in this document over rule the plans used and permitted.

### **FOUNDATION:**

-Foundation construction (Post-tension) designed and inspected by licensed Professional Engineer.

### **FRAMING:**

- Framing construction designed and inspected by licensed Professional Engineer
- All base plates at slab treated yellow pine, bolted at exterior walls
- 1st floor wall height as specified by plans - 10'-0"
- 1/2" OSB Tech Shield roof decking
- 1/2" OSB exterior sheathing
- 2x4 and 2x6 interior walls designated by plan
- All studs to be stud grade minimum #2
- All ceiling joist specified per plan
- All rafters per plan
- Joist hangers to be used in accordance with engineering details
- Tyvek installed over 1/2" OSB sheathing
- Continuous soffit vents on all soffits
- Porch ceilings are hardie
- All wall framing to be 16" o.c. unless otherwise noted by engineer

### **EXTERIOR DOORS:**

- Fiberglass, single lite or flat panel per BUILDER, # per plan
- Front Door selected by BUILDER
- Threshold color to match hardware color

### **ROOFING:**

-30 year GAF composition shingle

### **GUTTERS:**

-5" aluminum gutters with 3"x4" aluminum downspouts.

### **ELECTRICAL:**

- Designed and installed per National Electric Code
- Cable tv outlets total: per plan
- G.F.C.I. safety outlets in all kitchen/bath wet areas per Code
- Smoke detectors installed per City of Houston Building Codes
- Carbon Monoxide Detectors per Code
- Light fixtures locations per plan

- Includes can trims, bulbs, smoke detectors, and all other trims
- Recessed can lighting locations per plan
  - Pre-wire for security system with control box located by BUILDER and Owner
  - Pre-wire for audio system 5.1 family area and gameroom CAT6 cable
  - Pre-wire for ethernet CAT6
  - Location of electric meter and service panels determined by BUILDER
  - Electrical line will be underground
  - Locations of all other necessary features, located by plan or not, are to be determined by BUILDER

**HVAC:**

- Number of two units determined by calculations done by HVAC contractor selected by Builder, 3 TON and 4 TON
- 2 Condensers units to be 14 seer, two of the units will be provided
- Gas heating furnace provided, location attic area determined by BUILDER
- Materials and Installation per City of Houston Building Codes
- Location of condensers to be determined by BUILDER
- Kitchen exhaust vented to exterior
- Locations of return air vents, vents, condensate drains, and all other necessary features, located by plan or not, are to be determined by BUILDER
- Digital Thermostat
- All grills will be aluminum

**PLUMBING:**

- One 50 gallon water heaters provided, garage location determined by BUILDER
- Gas to be provided dryer, range, water heater, outdoor grille, furnace
- Master bath tub
- All Plumbing fixtures (tubs, toilets, sinks, faucets) to be selected
- All PEX pipes for services
- Copper Tubing Type "L" to be used for rough plumbing.
- Locations of all other necessary features, located by plan or not, are to be determined by BUILDER

**EXTERIOR:**

- coat conventional stucco, brick, siding and stone per plan, color selected by BUILDER

**INSULATION:**

- Insulation on exterior walls R-38
- R-38 batt insulation in attic areas
- Polycel sealant at all exterior base plates and exterior penetrations
- Insulation by Energy Code Requirements, so the above mentioned is subject to change once permitting is Complete

**SHEETROCK:**

- 5/8" sheetrock throughout except in areas that align to 1/2" hardi backer in baths.
- 1/4" Cement Board on all wet areas.
- Corners to be square style, plastic, corner bead

**FLOORING:**

- All Flooring location per plans, bedrooms and closet w/carpet.
- Tile and Wood to be selected by BUILDER

**FIREPLACE:**

- Electric fireplace in living room
- Locations of all other necessary features, located by plan or not, are to be determined by BUILDER

**CABINETRY:**

- Location, Color , Wood Type, and Design Selected by BUILDER
- Kitchen, Powder, Family, Study, Bathrooms and Master Bedroom to be painted.

**COUNTERTOPS:**

- To be Quartz
- Edge of countertop eased

**MIRRORS:**

- Design determined by BUILDER

**HARDWARE:**

- All interior and exterior door hardware selected by BUILDER
- All cabinet and bath hardware selected by BUILDER

**WINDOWS:**

- Low E and Double Paned Insulated
- Color: Clay
- Material: Vinyl
- Tempered glass in code required locations
- Size and location preliminarily determined per plan.

**TRIM:**

- All interior wood work and doors
- All interior doors to be paneled design, sized per plan
- All interior doors to be, hollow core, garage door fire rated core
- Master closet to be double rod and shelf, others single rod and shelf
- 5" Baseboards to be installed throughout the interior.
- 3" Casing to be provided around all interior doors.

**SHOWER SURROUNDS:**

- Frameless, clear, glass surround on primary bedroom
- Handle, hinges to match door hardware selection for the bathroom the surround is located in.
- Height from the finished floor to be 6'8" for the swinging glass door.

**PAINT:**

- Silk Finish texture to be applied on interior ceilings
- Silk Finish texture to be applied to interior walls except garage
- Walls and ceilings to be double coat, Sherwin Williams 400, satin paint
- Wood work to be single coat, Sherwin Williams, satin paint
- 2 color allowed for walls and ceilings selected by BUILDERS

**APPLIANCES:**

- include gas range, vent hood, dishwasher, double oven

**GARAGE:**

- Garage door to be steel, hollow core.
- Garage door to be painted same as exterior trim color
- Garage door Opener with 2-2 button transmitters
- Garage door Golf Cart

**LANDSCAPING:**

- Sod all areas
- Flower beds, plants, sprinkler system selected by BUILDER

**FENCING:**

- Not required by POA  
( Determined by Bentwater POA )

**DRIVEWAYS and WALKWAYS:**

- Walkway design per plan, 4" thick concrete, broom finished walkways
- Driveway sized per plan, 4" thick concrete, broom finished

-

**WARRANTY:**

- 1 years parts and labor on HVAC, ELECTRICAL, and PLUMBING through BBB A rated companies
- 10 years structural (frame and foundation) through BUILDER