



Homebound | Houston Development 1

Standard Inclusions for all Packages Unless Otherwise Noted

Category		Description
Foundation		3000 psi concrete post-tension slab on grade per structural engineer design.
Frame	Rough Framing	Sustainably sourced materials, using advanced framing techniques per structural engineer design.
	Roof Decking	7/16" OSB (typ).
Exteriors	Roofing	Class A fire-rated composite roof shingles, applied to a long-lasting synthetic underlayment.
	Flashing / Waterproofing	Metal flashings at roof/wall intersections, and exterior openings. Rubber gaskets at exterior wall penetrations. 5" seamless gutters, rain-diverters, and downspouts where applicable.
	Exterior Finish	Lap or board-and-batten cementitious siding, Acme clay-fired brick, natural stone, or 3-coat stucco, where applicable and per plan/elevation.
	Insulation	Open-cell foam insulation in exterior walls adjoining conditioned space. Open-cell foam insulation applied to underside of roof deck in areas over conditioned space. Closed-cell foam installed under raised floor systems, if applicable.
	Windows / Glass	High-efficiency double-paned Low-E windows and sliding glass doors. Screens on operable windows. Durable vinyl frames are black on the exterior, white on the interior.
	Exterior Doors	Thermatru Fiberglass Exterior Doors, with energy-efficient glazing, per plan and elevation.
Plumbing		Water-saving Moen faucets and fixtures; finish per Design Package.

PEX Supply and PVC drain lines located inside the home to reduce exposure to elements.

High efficiency recirculating Rinnai tankless water heater.

2 insulated exterior hose bibs, per plan.

HVAC

High efficiency, 16 SEER Lennox HVAC with 96% AFUE gas furnace and Smart Thermostat.

MERV 11 or greater media filter.

Whole-home Dehumidifier, sized per plan.

Electrical and Low Voltage

Decora-rocker switches throughout.

Z-Wave Switch at coach lamp(s).

Energy-efficient light fixtures and ceiling fans included; finish per Design Package.

TV/CAT-6 pre-wire in primary bedroom, great room, and study (per plan). USB combo outlets in kitchen, study, and all bedrooms.

LED under-cabinet lighting in kitchen.

Pre-wired for a 50A Electric Vehicle Charger in garage.

Pre-wired for 5.1 Surround Sound in Media Room (per plan).

Pre-wired for two exterior cameras and a video doorbell.

**Energy & Home
Automation**

Energy Star Certified.

Indoor Air Plus Certified.

Complimentary 3 years of Home Automation, per Smart Home Disclosure.

Drywall & Paint Drywall

American-made 1/2" gypsum board on walls and ceilings, 5/8" in garage areas.

Fine orange-peel texture applied to walls and ceiling in interior living space.

Square corners throughout; windows receive drywall on all four sides.

Interior Painting

Low-VOC, water-based Sherwin-Williams paints and stains.

Walls and ceilings painted a single color throughout, with coordinating interior doors and millwork.

Finish Carpentry

Smooth one-panel solid core interior doors, 8'0" typ, per plan. Contemporary door casing painted to match. Energy-efficient solid core doors and/or attic pull-down stairs leading to attic areas.

Contemporary painted baseboard, 5½" first-floor, 3½" second-floor baseboard.

Metal closet rods and painted wood shelving in closets and pantry.

Cabinetry

Full-overlay Kent Moore cabinets with 42" uppers and soft-close doors and drawers with concealed hinges.

Hardware pulls and knobs per plan and per interior style selected.

		Contemporary crown molding on upper cabinets. Kitchen Island may vary in stain or paint color, per Design Package.
Countertops		3cm quartz kitchen and bathroom countertops. Tile or quartz kitchen backsplash, per package selection. 4" splash at vanities to match countertop.
Interior Finishes	Door Hardware and Bath Accessories	Kwikset door knobs, finish per Design Package selection. Electronic deadbolt at front entry. Coordinating Moen bath accessories.
	Mirrors and Shower Enclosures	Frameless glass shower enclosure in Primary Bath. Shower rod in secondary bathrooms. Flush-mounted mirrors per Design Package.
	Flooring and Stairs	Shaw hard-surface flooring and/or carpet, per Design Package. Matching stair treads. Ceramic tile in full baths and laundry room. Floor-to-ceiling tile in all showers, per Design Package. Decorative metal balusters in open stairway areas, with wood posts and railing.
Appliances		JennAir Stainless Steel Appliances per Design Package: Dishwasher, Gas Range and Hood Vent.