



PELICAN BUILDERS
at
SOMERSET GREEN

The homes to be built at Somerset Green will be built in accordance with the plans and specifications prepared by The Hopkins Company Architects and Gay & Loudermilk Structural Engineers. The plans for these homes meet or exceed all requirements of the City of Houston building department and the 2000 I.R.C building code with City of Houston Amendments. Minor plan square footage and front porch adjustments may occur depending on lot width and depth.

STANDARD FEATURES AND SPECIFICATIONS

SIGNATURE FEATURES

- KitchenAid stainless steel appliances
- 11 Foot ceilings on main living floor
- Energy efficient zoned 16 SEER 2 Stage Lennox Air Conditioning system
- Cellulose exterior wall insulation in lieu of batts
- Tankless gas water heater
- Energy efficient low E vinyl windows
- PEX piping system
- Red Oak 5” wide plank hardwood flooring
- Elegant natural stone materials on countertops
- Brick, accent stone and stucco exterior veneer
- Decorative brick paver driveways for all homes
- Solid core interior doors with hardware by Emtek
- Elegant moldings and interior trim design

STRUCTURAL

- Designed by professional and licensed structural engineer
- Post tension foundation design
- Concrete is 3000 p.s.i
- Wood framing with studs 16” on center
- Engineered and pre-built floor trusses
- Termite treatment with Taexx tubes in stud walls

INTERIOR FEATURES

- All homes elevator capable
- Two panel smooth finish (painted) solid core interior doors
- Smooth finish drywall (no spray or applied texture)
- All trim paint grade in satin finish
- Interior wall and ceiling paint to be flat finish
- Emtek Turino door hardware (lever handle with rectangular rosette in satin nickel)
- Single crown molding at entry foyer and all bedrooms

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- Double crown molding on main living floor
- 8” base boards on main living floor; 6” base boards for all other floors
- Door heights are 8 feet (per plan)
- R-30 blown fiberglass insulation in attic ceilings. R-13 (2x4 walls) and R-19 (2x6 walls) sprayed cellulose in exterior walls
- Smoke detectors throughout
- All bedrooms and living room pre-wired for ceiling fans. Ceiling fan fixture provided at master bedroom only
- Pre-wired for cable TV and telephone
- Pre-wired for sound system in living room, kitchen, master bedroom, and master bath
- Security system
- Wrought iron interior stair and wall railings
- Garage door opener with transmitters
- Red Oak 5” wide plank hardwood flooring on 1st floor, 2nd floor, all stairs and hallways (C, D and F Plan also includes game room on 4th floor)
- Carpet installed in bedrooms and bedroom closets excluding 1st floor bedroom only
- Carpet – 25 ounce Nylon in Cut and Loop patterns
- Double paned low E vinyl windows
- Kitchen countertops to be natural stone or engineered quartz. Bathroom countertops to be natural stone (see standard and upgrade offerings at selection center)
- Countertops to be 2 cm with a laminated 1 ½” edge
- Tile kitchen backsplash (see standard and upgrade offerings at selection center)
- Closets rods finished out with aluminum hanging rods in lieu of wood rods

EXTERIOR FEATURES

- Exterior veneer to consist of brick, masonry block and stucco
- Roofing material is 30 year composition shingle
- Driveways to consist of decorative brick pavers
- Fully guttered roof with downspouts
- Exterior hose bibs
- Mahogany front doors with glass inserts
- Brick paver entry walks
- Irrigation system for back patio space

BATHROOMS

- Master bath tile to be natural stone or full bodied porcelain tile. Guest bathrooms tile flooring to be full bodied porcelain or ceramic tile (see standard and upgrade offerings at selection center)
- Natural Stone countertops in all baths excluding powder (see standard and upgrade offerings at selection center)
- Drop-in soaking tub with tiled skirt and deck for master bath
- All vanity sinks to be undermount (except powder)

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- Powder to have pedestal sink
- Shower enclosures to be semi-frameless glass at master bath and secondary baths (per plan)
- All bathroom mirrors to include mirror framed with trim molding (excluding powder)
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome finish. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings

KITCHENS

- Designer cabinetry in maple species or paint grade. Finishes available consist of stain or paint grade finish. Door styles include shaker or raised panel
- Under cabinet lighting
- Natural Stone or engineered Quartz countertops with 1 1/2" straight edge
- Kitchen sink – Kohler stainless 18 gauge undermount sink (model #K3821-3-NA)
- Garbage disposal – Badger #5 (1/2 horsepower)

APPLIANCES

Standard KitchenAid stainless steel appliances include:

KitchenAid Model Numbers

- KitchenAid 30" built in oven (model# K0ST100ESS)
- KitchenAid 24" dishwasher (model# KDFE104DSS)
- KitchenAid microwave wall oven & trim kit (model# WUMC5225DS and WMK2220AS)
- KitchenAid 36" 5 burner gas cooktop (model# KCGS356ESS)
- Zephyr 36" vent hood (model# ZZPYE36AS)
- Danby 15" wine cooler (model# DWC1534BLS)
- Refrigerator, washer and dryer are not included in sales price

CABINETS

- Designer cabinetry in maple species or paint grade. Finishes available consist of stain or paint grade finish. Door styles include shaker or raised panel
- Drawers are 5/8" wood dovetail construction. Full extension glides provided at kitchen
- Kitchen and Master Bath cabinet doors and drawers to include soft close feature
- Doors are full overlay custom door styles
- All bath vanities are 36" tall, same as kitchen
- Crown molding on upper cabinets
- Utility room to have upper cabinets provided in space above washer/dryer

PLUMBING FIXTURES

- Master Bathroom and Powder room faucets – Newport Brass 365 Widespread Lavatory, Polished Chrome
- Master Shower faucet sets – Kohler Devonshire Rite-Temp, Polished Chrome

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- Master bath tub faucet – Newport Brass RT Set 365, Polished Chrome
- Master bath tub- Mirabelle Edenton drop-in soaking tub, model # MIREDS6032WH
- Secondary Bathroom faucets – Kohler Kelston Widespread Lavatory, Polished Chrome
- Master Bathroom Sinks (undermount) – Kohler Archer – K2355-0
- Secondary Bathroom sinks (undermount) – Mirabelle MIRU1714AWH
- Powder room and master toilet – Kohler Archer elongated, comfort height K3551-0
- Kitchen sink – Kohler stainless 18 gauge under-mount sink (model #K3821-3-NA)
- Kitchen faucet – Delta – Tresa kitchen faucet w/spray, Polished Chrome (model# 61136LF-PC)

LIGHT FIXTURES

- LED recessed can lighting throughout (per plan)
- 52” Sutter Place (SANW) ceiling fan provided at master bedroom. All other bedrooms and living room pre-wired for fan and light kit
- Bronze colored exterior floodlights (per plan)
- Front door to have gas lanterns. Fixtures over garage (where applicable to be electric lanterns)
- Under cabinet lighting at kitchen

GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- Zoned 16 SEER Lennox air conditioning system
- Tankless gas water heaters
- Blown cellulose wall insulation in lieu of R-13 batts
- Radiant barrier roof decking
- Low E vinyl windows

SELECTIONS AND CHANGES

- All finish items (cabinets, paint, countertops, tile, carpet, wood flooring stain, etc.) to be selected from selection room at sales center
- Elevator upgrade option
- Interior living floor fireplace upgrade option
- The E and F Plan offer a wet bar build out as an optional upgrade
- All change orders and upgrades to be in writing and signed by Buyer and Seller, and paid in full before work begins or materials purchased

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