

1105 E 7TH STREET

Following is a list of elements to be incorporated in the new construction at 1105 E 7th Street Houston, Tx 77009

General Features

5 Bedrooms / 5 full bathrooms

Downstairs Study/ Flex Extra bedroom with full bath and closet

Primary Bedroom with vaulted ceiling

Primary Bathroom with soaker tub, dual vanity sink, walk-in glass-enclosed shower

Open Play Loft on second floor

Living/Gameroom on second floor with full bathroom, kitchenette with sink, 24" builder select beverage cooler and microwave

Mudroom with built-in on the first floor

Formal dining room with Paint Grade OR White Oak Beamed Ceiling

Butler Pantry with built in Wine Racks and cabinets. Includes a builder select wine chiller

Large Family room with gas log fireplace, built in cabinetry and access to covered back patio

Fully fenced back yard with 8' Vertical fence and builder select 4' Iron fence in front yard- does not include a driveway gate or motor

11' ceilings on the first floor and 10' ceilings on the Second floor

Prairie Style Wood Columns (builder select) with Treated Wood handrail and Stairs

2 car garage

Sprinkler system in Front and Back Yard

Navian Gas Tankless water heater

200 amp electric service

Calacatta Ultra Quartz throughout all bathrooms, Utility, and Kitchen counters OR Allowance

Wood Construction

Framing to complies with all COH building codes and the engineered plans and specifications

Framing is standard platform framing with spacing at 12" or 16" on center per plan

First floor framing will be 2" x 6" studs with 11' ceiling height per plan, Second floor framing will be 2'X4' studs with 10' ceiling height per plan. Master ceiling will be vaulted

Sheathing will be 7/16 OSB, roof sheathing will be 7/16 OSB Techshield or Equivalent

Floor decking will be 4'X8'X 3/4 T&G OSB or equivalent, glued and nailed to joists

Web trusses between floors per engineered plans

Exterior siding

Cement board (Hardi or Equivalent) Siding and Trim

House and garage wrapped with moisture barrier (Tyvek or equivalent)

All windows sealed with adhesive backed foil for moisture protection

Ceiling Height

11' on first floor and 10' on second floor

Ceiling in the Primary Bedroom to be Vaulted

Windows

Double hung wood windows with Low E Insulated glass and tempered glass where required

Elevation will have 1/1 configuration with a Decorative front window per plans

Jeld Wen/Caradco stationary wood windows are utilized in some areas

Note: Jeldwin does not make screens for these windows

HVAC

16 SEER high efficiency units with programmable thermostats

Separate units for upstairs & downstairs. Heating to be natural gas.

NOTE: homeowner must change ac filters every 3-6 months or units may become disabled and warranty will void

Roof

30 year raised profile shingles with continuous ridge venting. Shingles to be Charcoal or Weatherwood color.

Insulation

Polyseal around windows/ doors and exterior walls

Walls R19 Batts on first floor and R13 batts on the second floor

R 30 blown cellulose in attic

Closed cell insulation in crawl space

Foundation

Per Engineered Plans: Typical is drilled piers, concrete spread footings, CMU piers and double 2" x 12" beams.

Garage is Concrete slab on grade

Fireplace

42" gas fireplace with switch (No remote)

Sheetrock

Light texture. No rounded corner beads

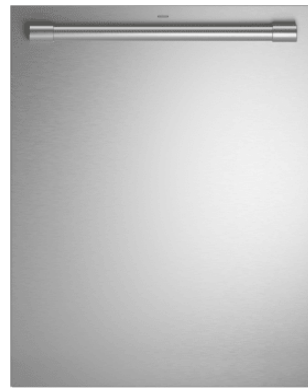
Porches are sheetrocked PER City Code with exterior drywall. Garage Interior is sheetrocked and primed, but NOT painted

Appliances

GE Monogram 48" Gas Professional Style Range



GE Monogram Professional Style dishwasher



GE Monogram 48" Refrigerator



Vent-A-Hood: site built with Zephyr Insert

Built-In MicroWave with trim kit: builder select in kitchen and Second Floor Living/Gameroom

Wine chiller in Butler Pantry: Builder Select or Allowance \$550.00

Beverage Cooler in Second Floor Living/Gameroom: Builder Select or Allowance \$550.00

Exterior Doors



Front Door: 3'0" x 8'0" Stain Grade Glass Door with 4 or 6 Lites

Back Doors: 4 @ 3'0x8'0 One Lite Fir Doors (3 stationary and 1 operable)- Fir is wood

Mudroom: 2'8" x 8'0" Fire Rated Solid Core Masonite 2 Panel Shaker Style Door

Garage: 16' X 8' Insulated Steel Door with Windows (builder select) and 2 remotes that operates a motor

Garage to Backyard: 9 Lite Steel Door

Exterior Trim Package

Front Porches will have paint grade Prairie Style Columns (builder select)

Back Porch will have 8" x 8" box columns with crown molding, treated Wood Stairs and wood pickets

Interior Trim Package

Downstairs : 3 piece Crown molding

Upstairs Bedrooms, Baths & Hallway: 3 piece Crown molding

Beam Ceiling (Paint Grade or White Oak) in the Dining Room

Primary Bedroom will have a Paint Grade Beam in the vaulted ceiling

Wainscoting (paint grade) will be installed in 2 buyer Selected rooms @ @4' or 5'. Stairwell can be added as an upgrade.

Fireplace mantle & millwork surround built on site with paint grade materials (Buyer to Select Mantle Style from Builder Lookbooks)



Interior doors: Shaker Style 2 Panel Solid Core Masonite (paint grade)

Study Doors: 1 Lite paint Grade Glass Doors (similar to back doors) 5'0 x 8'0"

Iron handrail

Cabinetry (Site Built)

All first floor cabinetry will be inset Shaker Style with Soft Close concealed hinges and full extension drawer slides built on site with paint grade materials. Kitchen cabinetry will be to the ceiling.

The second floor will have lip mold cabinetry with concealed hinges

Mudroom with built-in on the first floor

Butler Pantry with built- in Wine Racks and cabinets. Includes a builder select wine chiller

Fireplace Built-in Cabinets on both sides of the fireplace

Utility sink (24" builder select stainless sink and faucet) with 1@30" upper cabinet with hanging rod and a folding table with open shelf below

Master Closet will have 2 chest of 2 Drawers, 2 rows of 30" opening Shelving and single or double closet rods.

Second Floor Living/Gameroom will have a site-built kitchenette with Upper and Lower Cabinets, a microwave, a 30" stainless steel Sink and a beverage cooler

Bench Under Smaller Front Windows in Bedroom 4

Builder designs all cabinetry, trim, and closets. Buyer to select Fireplace Mantle, Kitchen Island and Vent A Hood design from MBCO Builder Lookbooks.

Paint

All paint will be Sherwin Williams (if available)

Interior: I primary enamel color for all trim and I Enamel Color for Primary Bath Cabinets plus I accent color for Kitchen Island
5 interior wall colors and I Ceiling Color

Wall paint will be flat latex. Enamel paint will be satin finish

Exterior: I siding color, I trim color and I accent color

**(upgrade charge will apply for any finish other than flat on exterior siding and interior walls or satin on enamel)
(Paint contractor will provide 6 free samples/ additional samples are \$15. Each)**

Landscaping

Full sod in front & back yards. 2 Front and 2 back flower beds

Front will have 2 beds with I row of evergreen shrubs, I row of dwarf shrubs, seasonal color and flowering accent plants. Back will have I row of evergreen shrubs with flowering accent plants (total 4 beds @ approximately 6' each)

Fully fenced back yard: 8' vertical cedar pickets

4' metal fence with a pedestrian gate: (Does Not include an electric driveway gate or motor) \$20.00 per foot allowance

Bull rock on both sides of home

Sprinkler System in front and back yards

French drains on both sides of the house and in back yard as necessary/some tied into gutters

Gutters (PER city code) on East side of house, Porte Cochere, and Front Porch

Flooring

Reclaimed red Oak hardwoods throughout the downstairs and the upstairs (excluding bath and laundry floors). Floors to be sanded, stained with buyer selected color, and coated twice with a satin polyurethane finish.

Entry Foyer will have a herringbone pattern

Ceramic or Natural Stone Tile

\$9000 Allowance for materials (tile, accessories. grout, mastic, thinset and caulk)

Kitchen backsplash, utility room floor, all bathroom floors, tub and shower surrounds

Maximum two grout color selections in budget

NOTE:

***Delivery charges will be applied by fabricator if more than three vendors are selected
Builder does not apply sealer as it changes the appearance of stone***

Natural Stone Countertops (builder Select is Calacatta Ultra Quartz)

\$25/sf Allowance for materials for Kitchen, Butler Pantry, utility and all Bathroom countertops.

$\frac{3}{4}$ straight polish on all counters except island. Island is 1 $\frac{1}{2}$ straight edge

If Buyer selects slabs, they must be completely utilized. (i.e. excess used in other rooms)

Buyer to select from Builder's Vendor – selections made elsewhere to be tagged by Buyer for pick up.

Budget allows for 2 selections throughout house

NOTES:

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Builder does not apply sealer as it changes the appearance of stone***

Shower Enclosure

Master Bath: $\frac{3}{8}$ " plate glass, frameless with heavy hinges in chrome

Powder Bath: $\frac{3}{8}$ " plate glass, frameless with heavy hinges in Satin Brass

Mirrors

Plate glass inserted into custom frames built on site with paint grade materials.



Builder Select mirror in Brass in Powder bath

Door & Cabinet Hardware

Cabinet Pull Allowance - \$7/knob; \$8/drawer pull

Bathroom Accessories: Gatco Latitude 2 or Gatco Cafe series (1 towel bar, 1 toilet paper and 1 hand towel)

Interior Door Knobs: Emtek Modern Crystal

Front Door: Emtek Davos

Back Doors: Emtek Freestone

Doorknobs Available in Satin Brass, Polished Nickel, Polished Chrome or Flat Black



Back doors with a Deadbolt

Front Door: Emtek Davos

Interior Doors: Emtek Modern Crystal

Electrical Fixtures

Kitchen: Pendants (2): \$500.00 Allowance Each

Dining Room Chandelier: \$2000.00 Allowance

Entry Foyer (2): \$500.00 Allowance Each

Stairwell Sconce(1): \$150.00 Allowance

Sconce Over Fireplace Cabinets (2): \$150.00 Allowance Each

Secondary Bathroom lavatory lights (4): \$125.00 Allowance each

Primary Bathroom (4) : \$125.00 Allowance Each

Primary Bath Chandelier: \$500.00 Allowance

Exterior sconces(2) - \$150 Allowance per fixture

Surround sound (pre-wire only) in family room and speaker pre wire on back porch

Pre-wire for alarm on all windows and doors with pre-wire for 2 control panels

Prewire for 2 cameras- 1 on front and 1 on back porch

Cat 5 wiring

Fans in all bedrooms, study, family room, gameroom and play loft

2 fans on front porch and 1 on back porch

$\frac{3}{4}$ HP disposal in kitchen $\frac{1}{2}$ HP in Gameroom

Can lights in all bedrooms, study, dining, hallways, family, kitchen, back porch, game room and play loft

Interior and Exterior Fans in Flat Black/Satin Nickel/ ORB or White : (builder select)

(builder selects all ceiling fans, under cabinet, garage and closet lights)

Plumbing-Pex System (No Manifold)

Navian tankless gas water heater

NOTE: tankless heaters have filters that need to be changed every year

Toilets: White Kohler Highline or Kingston Elongated in all bathrooms

Dryer Connection to be natural gas and electric

Two hose bibs



Master: 67" Freestanding Acrylic Tub with Chrome faucet

Secondary Baths - 30" x 60" white steel tub

All Bathrooms to have white undermount rectangular porcelain sinks (builder select)



Powder Bathroom: Kohler Purist in Modern Brushed Brass

Primary Bath: Kohler Purist (in Chrome) I wall mount, I handheld and I ceiling mount



Kohler Numista faucets in chrome in all upper secondary bathrooms



Kitchen: Moen Align Kitchen Faucet and Pot filler in Matte Black, Brushed Gold or Chrome



faucet



water filtration



pot filler



Kraus Oletto in Chrome in Second Floor Living/ Gameroom and Utility



Kitchen Sink: Farmsink in White 36"

Utility sink and faucet: builder select

Builder will build to these specifications unless notified by buyer (in writing) within 4 weeks of install if they require a change order.

20% will be added to all change orders & cost over runs.

All change order request MUST be in writing

Selections must be made within three weeks of the timeline date or builder has the right to make selection for buyer

Buyer

Buyer

Seller