

## Custom Designed Residence at 4022 Merrick Street

GENERAL SPECIFICATIONS -EFFECTIVE November 18, 2023  
THESE SPECIFICATIONS SUPERCEED ANY DRAWINGS OR PREVIOUSLY ISSUED SPECIFICATIONS AND SUBJECT TO  
SUBSTITUTIONS DURING CONSTRUCTION PER MARKET AVAILABILITY.

### GENERAL

- Designed and built by Inflection Design Group, LLC (IDG) /dba SCALE Design + Build
- 4569 Sq Ft. living space
- 7650 Sq Ft. lot size
- 5 Bedrooms, 5 Bathrooms, 1 half bath
- 2 car garage
- Cover front porch and generously sized covered rear patio with outdoor kitchen
- 11' ceiling on first floor, 10' ceiling on second, 9' ceiling in pool house.
- Texas Association of Builders 1/2/10 Express Limited Home Warranty

### FOUNDATION

- Foundation and Structural Engineering designed by BEC Engineers.
- Soils test performed and certified by InTech engineers.
- Drilled pier and beam foundation raised above the 500 year flood elevation.
- All steel and formwork inspected by structural engineer for precise conformity to plans before concrete is poured.
- Swales may be incorporated in the general site contouring to expedite run-off
- Vapor barrier installed in crawlspace with catch basins for emergency drainage

### FRAMING CONSTRUCTION -WOOD STUDS AND EXTERIOR

- 2 x 6 Exterior Walls
- Treated sill plates
- Tyvek Weather Resistive Barrier house wrap
- Athens Architectural Series all natural full size true (not thin veneer) clay bricks by Meridian

- 22" deep open web floor trusses combined with tongue & groove subfloor nailed and glued to framing
- 5/16" Hardie Panel Fiber Cement Siding
- Aluminum exterior reveal trim by Tamlyn - XTreme Trim
- Fascia board and wood trim - Hardiplank, or treated
- Continuous Fiber Cement Soffit
- Exterior accent stained cedar lap siding

#### ROOF

- 7/16" Radiant Barrier OSB roof deck with ply clips between each rafter and joint material
- GAF Timberline 30 yr HD composition shingles with 15 pound underlayment
- Attic Ventilation - Soffit Vents and air hawks

#### PLUMBING AND BATHROOM

- Interior CPVC Plumbing Lines
- Insulated water pipes in outside walls
- Schedule 40 PVC waste lines
- Gas lines to be of black steel pipe
- "frameless" glass shower surround with rain head + dual wall shower heads in master bath
- Designer plumbing fixtures (see finishes schedule)
- 2 Under mount sinks in master bath
- Stainless steel oversized single bowl main kitchen sink
- Stainless steel single bowl secondary vegetable or bar sink in kitchen island
- 1 under mount stainless steel, single bowl sink in butler's pantry
- 1 InSinkErator disposal under main kitchen sink
- Freestanding soaking tub in Master Bath with Tub Filler
- 2 Navien 240A Tankless Water Heaters

#### ELECTRICAL / GAS

- Specifications as per 2017 National Electrical Code
- Minimum 14 gauge copper electrical wiring in home
- Ceiling fans with wall mounted speed control provided in all bedrooms, living room
- Smoke and Carbon Monoxide detectors throughout
- Designer decorative light fixtures (see separate specification schedule).

- Decora rocker electrical switches
- Under-cabinet lighting with outlets in Kitchen
- Recessed can lighting
- Phone jacks in multiple locations with CAT5 wiring
- All patios include outlets
- Natural gas connections provided for furnace, cooktop, oven, water heater(s), fireplace, dryer, and ground floor patio outdoor kitchen grill.
- Heat-n-glo 42" gas decorative fireplace with remote control
- *One EV (electric Vehicle) charger included in garage.*

#### AIR CONDITIONING SYSTEM

- Air conditioning and heating system is to be designed to meet specific requirements of the house
- High-efficiency Lennox 14 SEER Minimum A/C units.
- 2 separate systems for main house at 3.0 tons 1st floor and 3.5 tons second floor.
- 2nd floor master bedroom and Pool House zoned separately with dampers.
- Foil-backed A/C ducts
- Honeywell touchscreen programmable thermostats\*
- 6" fresh air intake controlled by automatic damper
- 10" makeup air for kitchen hood vent

#### WINDOWS AND DOORS

- Generous quantities of windows and skylights to maximize natural lighting.
- Loft area designed as an architectural light box with tall ceilings, large windows, and skylight to activate the entire house with light and showcase views inside and out.
- All windows are aluminum frame with double paned argon-filled glass, thermal breaks, and low-E.\*
- Solid 8' hardwood & glass or steel & glass entry door\*
- 8' entry and interior doors
- 16' x 8' black metal frame garage door with obscured glass and model 8550W lift master operator/belt drive with battery backup and keyless entry.

#### INSULATION\*

- Poly-seal foam insulations at sole plate, on exterior walls, windows and exterior doors

- Fiberglass insulation with energy ratings as required by code.
- R-19 batt wall insulation
- R-19 batt cathedral ceiling insulation
- R-19 batt crawlspace insulation
- R-30 blown attic, pool house ceiling, deadspots insulation
- Install baffles at vents to insure air flow
- Use expandable foam polyseal to prevent air infiltration on base plates, windows, all penetrations of outside walls, all penetrations of top plates, first floor plates plates, first floor subfloor, and gaps in sheathing, tees, corners.

MASONRY/FLATWORK

- Concrete driveway and walkway
- Brick exterior in select areas and outdoor kitchen

SECURITY SYSTEM

- Two (2) programmable touchscreen control panels including: 1st floor front door and master bedroom.
- A standby battery in the event of a power failure.
- Prewired and trim out for 1 interior passive infrared (motion) detector.
- Prewired for security camera at front entry and rear patio.
- One interior siren.
- Protect all operable windows and doors at 1st floor and all those that are accessible on 2<sup>nd</sup> floor (i.e. facing balconies).

TELECOMMUNICATIONS AND HOME ENTERTAINMENT SYSTEMS

- 18" Network Cabinet for home runs of all cabling in media closet.
- All rooms wired using CAT 5 wire. All bedrooms wired for telephone, RG6 (coax cable), and CAT 5.
- Family Room and loft space pre-wired for 5.1 channel surround sound.
- Master bedroom pre-wired for L&R stereo audio.
- Master bathroom pre-wired with single speaker.
- HDMI conduit pre-wires for family room, master bedroom, loft space.

FLOORING

- Engineered wide plank European white oak floors on 1st floor throughout.
- Wood treads on all stairs stained to match engineered wood floors.
- Engineered wood floors on 2nd floor hallway, hallway closets, and loft space.
- Natural stone or ceramic/porcelain tile in all entry, baths, utility areas.
- Luxurious premium carpeting in all bedrooms and bedroom closets.
- Naturesort bamboo composite decking tiles at balconies.
- Cumaru Wood flooring at rear patio

#### CABINETS AND TRIM

- Walk in pantry
- Contemporary custom design and site built upper and lower kitchen and butler's pantry cabinets
- Soft-close hinges and drawer slides throughout
- Built-in dual container trash and recycling pull out drawer
- Built-in pull out drawers for pots, pans, and small kitchen equipment storage
- Custom fabricated steel interior handrails and exterior balcony railings
- Rear patio ceiling finished with Cumaru South American hardwood using a clear natural oil.
- Master bedroom closet with extensive built-in shelving and cabinetry with drawers
- Outdoor kitchen with 2 stainless steel doors for storage and trash receptacle

#### GARAGE

- Garage interiors are sheet rocked and painted with shop lights
- Wifi capable garage door opener and two remotes with keypad

#### SHEETROCK/PAINT

- Premium sheetrock finish with smooth skim coat for all walls
- Designer Sherwin Williams paint

#### TILE/GRANITE

- Quartz counter tops in Kitchen, Secondary Baths, and Master Bath for superior maintenance and appearance
- Natural Stone, Porcelain, or Glass Tile kitchen backsplash
- Porcelain floor and wall tile in all baths
- Outdoor kitchen with granite slab countertop

#### APPLIANCES\*

- Fisher & Paykel 48-inch Panel Ready Integrated Column Refrigerator.
- Fisher & Paykel RGV3486GDN 48-inch professional gas range with double oven.
- Fisher & Paykel DW24UNT4X2 24-Inch Fully Integrated Built-In Smart Dishwasher.
- Sharp SMD2470ASY 24-inch drawer microwave
- Tradewind VSL4481219RC 48-inch Range Hood Liner
- Frigidaire FGWC5233TS 52 bottle under cabinet wine cooler

**HARDWARE**

- Designer door levers, cabinet knobs and pulls, shower rods, towel rods and rings, and paper holders provided by builder (see separate hardware specification sheet) OR as an allowance.

**LANDSCAPING**

- Large backyard with room for a pool
- Professional landscaping including trees, accent plants, mulch and sod in selected locations front and back yard with steel edging.
- 2" of gravel for all heavy traffic areas
- Automatic sprinkler/Irrigation system
- 4 hose bibs
- 8' cedar privacy fence with rot board base, cedar cap and trim (stained to a color of buyer's choosing as an optional upgrade)
- Gutters for drainage.
- Catch basins for surface drainage at select locations in crawlspace and yard with outflow through curb to street at front of property.

\*Note -These items are typically used for Energy Efficiency Certifications and/or Green Building Certifications.