

Builder's Specifications- 1705 A,B,C and 1707 A,B,C Crockett Street

Water Supply

1" Water Service with Meter per City of Houston Specifications- City Water

Sanitary/Sewage

4" PVC schedule 40 piping to City of Houston ROW- Connection to 6" Lead

Electric Service

150 Amp Underground Electric Service from Centerpoint Grid
Electricity supplied by Centerpoint Energy- Homeowner can choose Electric Provider

Natural Gas Service

Natural Gas supplied underground to Metered location on property
Service supplied Centerpoint Energy

Foundation:

Sharp Engineering Drawings
Post Tension Design- Slab on Grade
Concrete Specified at 3,000 PSI
Garage- Post Tension Slab on Grade with Perimeter Beam- 12"(wide) x 24"(deep)
All Foundation placement to be inspected by Engineer of Record and City of Houston

Driveway

Concrete - 4" 3,000 PSI with expansion and Control Joints per Contractor OR Brick Pavers
City Sidewalk and ROW Approach per City of Houston requirements
Service walk to house per approved siteplan

Structural Framing

Sharp Engineering Drawings
Floor Framing per Drawings
2 x 12 #2 SYP Joists per drawing
1 3/4" x 11 3/4" LVL Beams per drawing
1 1/8" x 4 x 8 T & G OSB Subfloor- Glued
Wall Framing per Drawings
2 x 6 x 104 5/8" FIR First Floor Studs- Interior Walls 2 x 4
2 x 6 x 116 5/8" FIR Second Floor Studs- Interior Walls 2 x 4
2 x 12 #2 First Floor Headers
2 x 6 #2 Second Floor Headers
Windstorm Design Rating- 110 mph design per drawings
All Exterior Wall to be covered with 7/16" x 4 x 8 OSB
Nailing Pattern per Engineered Drawings
Exterior Wall Sheathing to be covered in Codewrap Moisture Barrier
Ceilings Joists
2 x 8 #3 SYP Ceiling Joists- Spacing per Engineered drawing
Rafters
2 x 6 #2 SYP Roof Rafters- Spacing per Engineered Drawing
Roof Sheathing
7/16" x 4 x 8 OSB-with Radiant Barrier

Gutters

5" pre-Painted Aluminum Gutters with Corner Downspouts were applicable
3" x 4" pre-Painted Aluminum Downspouts

Siding and Cornice

Cemplank- James Hardie Siding and trim per architectural elevations
Metal Window Flashing above all windows and doors
Tamko Adhesive Window Wrap around all window and door frames

Windows

Croft- Vinyl Tiltable LOW E Windows with fiberglass screens
Quantity and location of windows per drawings

Exterior Doors

Front Entry Door- 3068 Textured Fiberglass

Garage Door

16' x 7' Colonial Garage Door -Metal

Garage Door Opener

Liftmaster Belt Drive opener

Roofing

15# underlayment felt
Mill Finish Drip Edge at all eaves
Owens Corning or Equivalent 30 Year Architectural Black Color
Owens Corning Supreme 25 year or equivalent ridge cap
Continuous Ridge Venting where possible
Valleys- Tarco or equivalent Valley Flashing

Insulation

Poli Seal all sill plates/penetrations/window and doors
Baffles-22" x 48" Durovent Installed in Rafter spaces in Attic for proper ventilation
Exterior Walls R-19 Fiberglass Batts
Decking in Attic R-22 Fiberglass Batts
Inaccessible Areas R-30 Fiberglass Batts
Attic Area R-30 Fiberglass Blown In
Floor Areas where applicable R-19 Fiberglass Batts

Plumbing System

System and Installation to meet 2006 Uniform Plumbing Code
Water Supply- CPVC Gold Water Piping or equivalent
Drain Waste Vent- Schedule 40 PVC throughout
Faucet Fixtures- Moen EVA Brushed Nickel or equivalent
Vanity Sinks- White China Undermount per plan
Toilets- St.Thomas Elongated White
Kitchen Sink- 33" x 22" Stainless 8" deep Double Bowl
Kitchen Faucet- Brushed Nickel- Moen or equivalent
Garden Tub- Royal Bath White Acrylic Tub- 36" x 60" x 18" High

Master Shower Base- Per Plan size- White Acrylic Fiberglass
Full Bath Tub/Shower Combination- 60" Porcelain over Steel
Water Heater- 40 Gallon Natural Gas - Location in Attic with drain pan underneath
Washing Machine Connections on second floor with drain pan and drain to exterior
Gas Piping- Black Steel per Plumbing Code
Ice Maker at Refrigerator per plan location

HVAC- Heating and Cooling System

System Design and Installation to meet 2006 UMC and City of Houston Amendments
Lennox Furnace- ML180E- 20 year Heat Exchanger Warranty
Lennox 16 SEER Condenser- 14 ACX- 10 Year Warranty/5 Year Coil/5 Year Parts
R-8 Insulated Flexible Supply and Return Ducts
Dryer- Bath Fans- Kitchen Microwave Vents to Exterior
Condensate Lines to plumbing system- Emergency Condensate Pan Installed under Coil
Mastic Sealing of all Ducting and Equipment
Media Filter
Pro 1 805 Thermostat

Electrical System

All wiring of switches, fixtures, and receptacles per 2011 NEC and Houston Amendments
Overall layout per Drawings
150 Amp Electrical Service
Square D or equivalent Distribution Panel
White Decora Switches and Standard Receptacles
220 Volt Receptacle for Dryer on Second Floor Laundry per plan
Recessed can Lighting per Electrical Layout
TV and Phone Openings/Outlets per plan

Security System

Progressive Connections Installation
All Accessible Doors and Windows Wired (excluding overhead garage door)
1 Wired Keypad locations (Garage Entry Door)
1 Wired Interior Siren location (near doorbell)
2 Wired Attic Spares for future use (attic)
1 Wired Phone line for future communication
Honeywell Vista15 Control Panel
1 Fixed LCD Keypad at Garage Entry door location
1 Blank Plate at Motion location
All wired openings activated

5.1 Surround Sound Prewire

3 Wired front speaker locations
2 Wired rear speaker locations
1 Wired Subwoofer location
1 Homerun location

Structured Wiring- Communications

28" OnQ Enclosure w/ Hinged Cover
1 8x8 Combo Module
2 Cat5e/RG6/16-2 Service Runs
1.5" Conduit from enclosure to attic
3 Cat5e Phone locations per Plan
3 RG6 Cable TV locations per plan

Sheetrock and Texture and Wall Finishes

1/2" Gypsum Wallboard Throughout
5/8" Fire Rated Gypsum Board at Fire Safety Locations per Code
1/2" James Hardibacker at all Wet Locations
Knockdown Adobe Texture Throughout
All Seams and Joints Taped/Bedded/Finished
Square Corner Metal Corner Beading where applicable

Painting

Exterior Siding and Trim to be primed and painted with Sherwin Williams-Latex- Satin Paint
Interior Walls- painted- Latex Mesa-Sherwin Williams- Builder Color Choice
All Seams and Joints to be caulked with 40 Year Sherwin Willams Latex Caulk
Interior Mouldings and Doors primed with Lacquer Undercoater and Sanded
Interior Mouldings and Doors- Oil Based Sherwin Williams Paint

Cabinetry

Maple Square Door Style in Mocha Finish
42" Uppers with Shaker Crown
Standard Box construction and Drawers
Vanities per drawings- 36" Height in Master Bath- 36" Height in Full Bath per plan
All sizes, layout, and spacing per Builders Choice Inc. Drawings for Project

Mouldings and Doors

1 3/8" Masonite 2 Panel Interior Doors with 4 5/8" FJ Jambs with painted hinges
Pine Painted Finger Joint Casing
9/16" x 5 1/4" Base WM618 Finger Joint or equivalent
MDF Closet and Pantry Shelving- Location and Quantity per plan
30" x 54" x 10" 350 Pound Capacity Pine Attic Pull Down Attic Staircase- Location per plan
SW6040 Oak Handrail- Stained to match Flooring
Closet Rods- Pine 1 3/8" Round - Supported by Metal Shelving Brackets per plan

Countertops and Backsplash

Granite-Vanilla or equiv. 2 cm with 2 cm Beveled Edge treatment- Kitchen-OR Level 1 or 2
White Carrera Bath Vanity Tops with Square Edge Treatment
Granite to be sealed after Installation
Kitchen Backsplash were applicable- 3" x 6" White Glazed Subway Tile OR Equivalent

Ceramic Tile

12" x 12" Silver/Gray Travertine on Walls/ Tub Deck. 20' x 20' on Bath Floors and Laundry
1/4" Hardie Backer beneath floor Travertine
1/2" Hardie backer on Master Bath Shower Walls and above Full Bath Fiberglass surround
Grout to be close match to Travertine
Laundry Floor- 1/4" Hardie Backer with 12" x 12" Travertine

Master Bath Shower Door-Mirrors

Arrow Glass or equivalent-Victory Series 6mm Frameless Clear Glass Detail with Brushed Nickel Hardware
Standard Mirrors per Vanity Size per plan- Framed in Dark Brown Faux Wood

Hardware

All Interior Hardware- Better Home Products-
68815SN- Handleset Embarcadero
10626 DC- SC Deadbolt
52515 SN- Mushroom Entry Knob
52215 SN- Privacy Knob
52115 SN- Passage Knob
52315 SN- Dummy Knob where applicable
6007 SN- Euro Paper Holder- New Dolores SN
6002 SN- Robe Hook- New Dolores SN
6004 SN- Towel Ring- New Dolores SN
Hinge Stop SN and Spring Stop SN- where applicable

Lighting

673114- Exterior Photocell- Front Porta Cochere Recessed Lights
1852 SN- 1 LT Sconce- Powder Bath OR Similar
3414 BN- 4 LT Vanity - Master Bath OR Similar
3413 BN- 3 LT Vanity- Full Bath OR Similar
209A232- 2 LT Fluorescent- Master Closet- Garage
Ceiling Fan in Master Bedroom
ELN52BC5- 52" Ceiling Fan Brushed Chrome-Great Room
DR112BC- 12" Down Rod- Great Room
322007- Smoke Detectors per City requirements and plan location
C8041R- Doorbell Button
417051- Doorbell Chime

Finish Flooring

Kitchen, Powder Bath, Great Room, Entry,Pantry,Stairs, Hallway, bedrooms
Prefinished Plank Wood Flooring- Montelena Elm

Appliances

JGB750SEFSS- GE Gas Range
GDT580SSFSS- GE Dishwasher
JVM7195SSFSS- GE Microwave

Landscaping

Landscap Fabric underneath all areas of Gravel
Bushes and Trees per Builder's Selection.