

Specifications

4400 HOLT ST, BELLAIRE, TX 77401

Foundations

- 12' deep Piers – 3000 psi concrete
- Beams – 3500 psi concrete
- Slabs – 3500 psi concrete
- 6' tall Concrete Masonry Units – 8" wide CMU blocks filled with 3000 psi concrete & 12" J bolts at 24" OC instead of 42" OC

Framing

- 18" trusses for crawl space in lieu of 2x12
- 24" truss system for 1st floor ceiling
- 16" truss system for 2nd floor ceiling & flat roof
- 6" exterior walls
- 4" interior walls – double studs for walls taller than 10 feet
- Premium Sub floors
- All beams – Anthony Power Beams and LVLs

Roof:

- GAF Storm Guard Ice & Water Shield
- GAF R10 rigid foam insulation – 2"
- GAF 60 mil TPO
- GAF Timberline UHDZ Shingles

Insulation

- All Walls Insulated – Exterior and Interior
- Flat Roof: R-48
- Attic Area Roof: R-38
- Crawl Space Closed Cell Spray Foam: R30
- Garage and Balcony Open Cell Spray Foam: R25
- Exterior Walls: R19
- Interior Walls: R 10 for sound proofing along with Solid Core Doors

Drywall

- 5/8" Drywall for entire garage
- 5/8" Drywall for all ceilings
- 1/2" Drywall for Walls
- 1/2" Mold Resistant Greenboard for all Wet Areas

Exterior Stucco

- Integral Coat - factory-mixed 100% acrylic polymer finish coat.

Windows

- Aluminum Thermally Broken Frame for High Energy Efficiency
- High Performance Low E double pane glass with Argon Gas filled for high Thermal Efficiency

Doors

- Exterior Doors: Fiber Glass Doors for weather protection and longevity
- Interior Doors: SOLID CORE 8' doors for sound reduction

Electrical

- Two dedicated 220 power outlets in Garage for Electric Vehicle
- All LED Lights
- Provision of conduit for future Solar power.
- Provision for future Generator

Low Voltage

- Exterior Coax + CAT 6 connection with Direct Fiber ready from exterior to Networking Room
- Coax and CAT 6 for all rooms
- Speaker System
 - Pre-wire 7.1 Channel for Living Rom, Game Room, and Bed 3/ Media Room
 - Pre-wire Speakers for Kitchen, Breakfast, Patio, Dinning, Master Bedroom, and Master Bath
- Pre-wire Security System with 3 Key Pads at Front Door, Garage Door, and Master Bedroom
- Pre-wire Exterior Camera's in Front Porch, Back Patio, and over the Garage Door

Air Conditioning & Heating

- **1st Floor**
 - CARRIER 4 Ton 15 SEER2 Residential Air Conditioner Condensing Unit
 - CARRIER Comfort™ 80% AFUE 90000 Btuh Multipoise Gas Furnace
- **2nd Floor**
 - CARRIER 3 Ton Up to 16 SEER2 Residential Air Conditioner Condensing Unit
 - CARRIER Comfort™ 80% AFUE 70000 Btuh Multipoise Gas Furnace

Fire Place

- Heat & Glo - Cosmo Liner Direct Vent Fire Place

Plumbing

- NAVIEN NPE-S2 ultra high efficiency condensing TANKLESS WATER HEATER
- MOEN Faucets and Shower Fixtures
- KRAUS Stainless Steel Sinks for Kitchen and Laundry

- KOHLER Bathroom Vanity Sinks
- KOHLER Toilets

Flooring

- Large Format Porcelain Tiles with Large Format mortar for all bathrooms, utility, and mud room
- Engineered Wood floor for all other areas
- Porcelain Tiles for Exterior Stair, Porch, Patio, and Balcony

Appliances

- Fisher & Paykel Appliance Package for Kitchen
- Kitchen Aid Appliance Package for Butlers Pantry

Land Scape

- Trees: Live Oak and Eagleton Holly
- Shrubs: Yaupon and Pittosporum
- Grass: St. Augustine
- Irrigation: Rain Bird