

Dare to Compare – 2339 Goldsmith Construction Specifications

Features behind the walls and other details you can't see

2x6 on 16" centers wood frame construction on all exterior walls and many interior walls

- **Structural strength of home is increased significantly** - There is a big difference in compressive strength, resistance to buckling, and lateral deflection against high wind loads caused by severe storms or other disturbances versus the more commonly used 2x4 framing construction.
- **Provides better insulated home** resulting in reduced energy costs due to greatly increased wall cavity area for more insulation and increased thermal break surface improving the overall comfort level of the living space.
- **Better soundproofing** due to thicker walls with more insulation

2x6 versus 2x4 framing member comparison



2x6 studs on 16" centers exterior wall



Zip sheathing system for the exterior envelope of our homes

- **Provides Increased protection** against potential structural integrity issues over time
- **Helps the structure to be more air-tight**, thus preventing transmission of air and water between the interior walls and exterior walls

Zip system sheathing

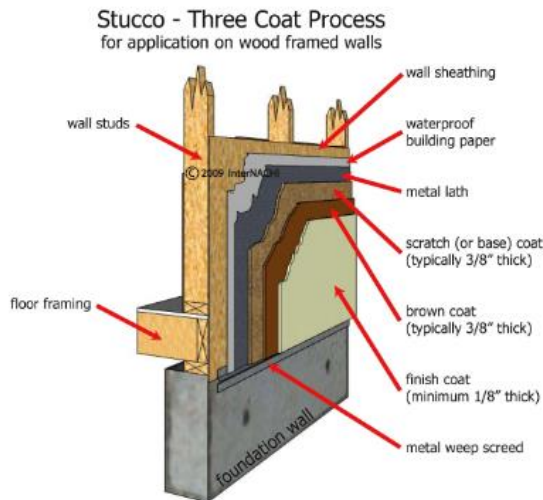


OSB sheathing



Three-coat stucco system complemented by masonry primer and elastomeric coating

- **Protection of finished stucco system against moisture intrusion** with application of masonry primer
- **Sherwin Williams' ConFlex™ SherLastic® Elastomeric Masonry Coating** is a 100% acrylic coating providing great flexibility, durability, and weather resistance
- **BASF MasterSeal NP 1 polyurethane sealant** application on all window and door joints and penetrations with reinforcing the system's impermeability and safeguarding against potential leaks



Complete high-end open cell foam insulation envelope

- **Provides superior energy efficiency** while significantly reducing moisture and air infiltration
- **Eliminates exposure to freezing air** that can freeze and burst plumbing pipes and cause massive flood damage as foam houses DO NOT introduce air into the house frame through perforated soffits like all traditional batting insulation houses
- **Completely sealed barrier against air infiltration** for the life of the home
- **Improves noise reduction** due to the unique structure of open-cell spray foam insulation for absorbing sound waves, effectively reducing noise transmission from outside sources

Roof decking insulation example

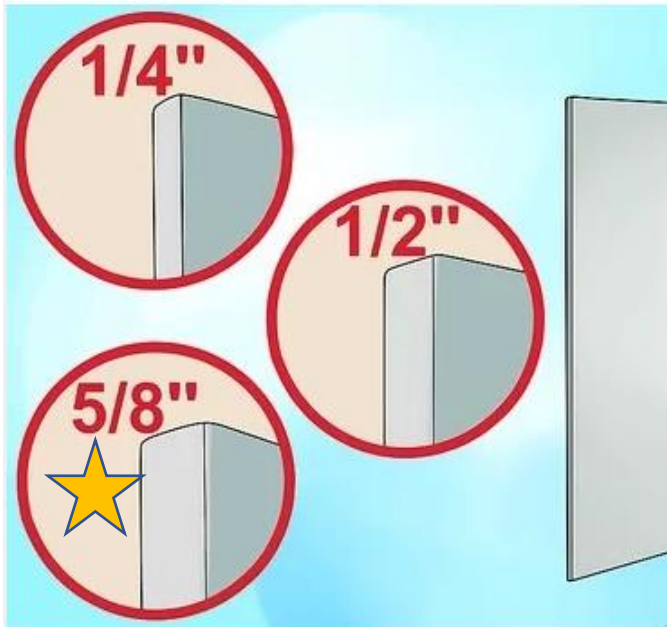


Exterior wall insulation example



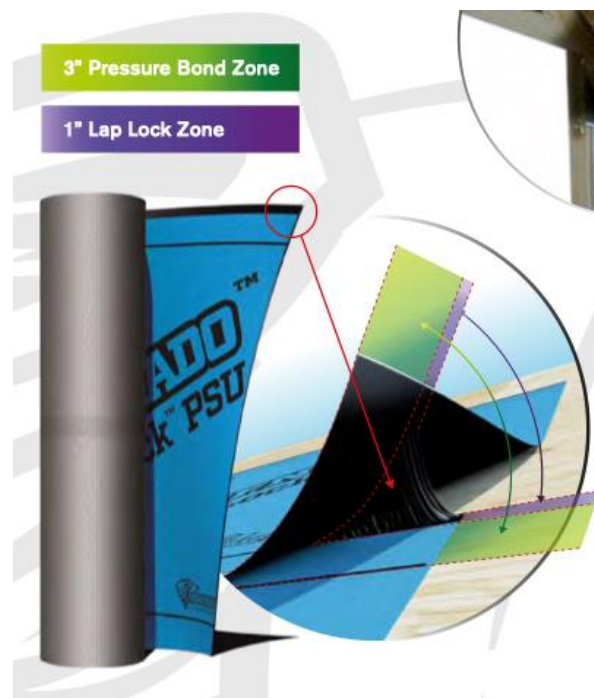
5/8" drywall construction throughout entire house on all walls and ceilings

- **Provides one-hour fire rating** per International Building Code (IBC) -- typical 1/2" drywall is not fire rated
- **Provides a higher shear value**, meaning the house is stronger and can withstand higher wind loads
- **Improves noise reduction** and is much more durable than 1/2" drywall commonly used



Roofing system

- **Application of plywood roof deck which is stronger** instead of often used OSB sheathing
- **Roofnado LapLock™ high temperature self-adhered roofing underlayment** provides unmatched protection from storms, hail, wind-driven rain



PEX pipe plumbing systems

- **Reliability:** Use of PEX (crosslinked polyethylene) piping reduces the number of connections required in the system and thus reduces potential plumbing leaks. The few connections made are done using cold expansion rings or crimp fittings, eliminating the need for glue connections which can leach into the water with traditional PVC pipes
- **Freeze Resistant:** PEX is resistant to freezing due to its flexibility which means less likelihood of burst pipes if exposed to subfreezing temperatures
- **Quiet:** PEX piping eliminates noisy plumbing due to water hammer and other banging

Security systems

- **Home security system** with programmable keypads in primary bedroom and door to garage
- **Perimeter security lighting** on exterior to light dark areas of home
- **Pre-wired exterior security cameras** locations for ease of installation of future surveillance systems

Audio/video prewire

- Pre-wiring provided in multiple rooms for ease of future home audio speaker installation

Mechanical equipment

- **Energy Star Certified** 2-stage cooling variable speed condensing furnaces (2)
- **Improved ventilation** via dedicated conditioned fresh air intake duct work

Tankless water heater provides on-demand hot water reducing energy costs

Planned General Specifications

High-end appliances by Thermador

Shop-built custom cabinetry by McCaw Cabinetry utilizing self-closing undermount hardware for durability

- **Catalytic lacquer paint system** provides furniture-grade finish on cabinets
- **UV finish on interior** of all cabinets eliminates painted interiors which typically wears from daily use

Quartzite and quartz countertops in most areas. Never materials that will etch or stain easily like marble

Porcelain tiles in all wet areas and entry

High-end Marvin windows provide strong and durable fiberglass exteriors and interiors

- **Virtually maintenance-free**
- **Energy Star certified** LoE2, U-factor 0.27, solar heat gain coefficient 0.19

Wood flooring throughout entire house except in wet areas -- Never carpet in any secondary areas

Durango Doors of Houston custom steel & glass entry door

High-end plumbing fixtures (typical)

- Toto sinks and toilets and high-end tubs – never cheap metal tubs in secondary baths
- High-end shower valves and faucets in every room

Top quality decorative lighting fixtures including chandeliers and sconces in key areas

- Perimeter exterior sconces for soft down lighting

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