

3767 DURNESS WAY SPECIFICATIONS

RENOVO HOMES LLC



JUNE 2023



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OVERVIEW

- New two-story custom home designed by Architectural Solutions, Inc. and constructed by Renovo Homes LLC. Approximate sizes in square feet:
 - ❖ Lot 8,441
 - ❖ Air-conditioned living space 4,759
 - ❖ Covered porches & porte cochere 534
 - ❖ Two-car attached garage 577
- Four bedrooms, three full and two 1/2 bathrooms.
- Interior design by Caroline Bower Lawrence.
- Custom swimming pool and spa by Sunshine Pools.
- All construction in accordance with applicable City of Houston building codes including first floor elevation of two feet above 500-year flood plain.

FOUNDATION

- 12" diameter drilled concrete piers are 14 feet deep with 36" bell bottoms.
- Perimeter wall constructed of concrete-filled CMU blocks.
- Slab on grade foundation with drilled piers and stabilized soil at garage.

FRAMING & SHEATHING

- 10-foot ceiling height at first and second floors.
- Wall frames constructed of #2 southern pine studs on 16" centers including 2x6's at perimeter walls.
- Floor and ceiling joists constructed of laminated beams and #2 southern pine on 16" centers.
- Engineered floor trusses between floors.
- Rafters constructed of #2 southern pine.
- 1 1/8" T&G AdvanTech sub-flooring panels throughout.
- Zip System wall sheathing of 7/16" structural panels provides integrated moisture, air and thermal protection.

ROOFING

- GAF Timberline HD asphaltic shingles with limited lifetime warranty.
- Roof deck of 15/32" CDX pine.
- Galvanized metal flashing to prevent water penetration around all vents and edges of decking.
- Oversized 6" aluminum gutters.

EXTERIOR WALLS & TRIM

- Stucco applied over rainscreen drainage plane.
- Brick at crawl space skirt, center front elevation and patio columns.
- Brick steps at front and back patio entrances.
- Oversized 2" wrought iron handrails at front entrance, garage and back patio.
- Large Ultra natural gas lanterns at front entrance.

ELECTRICAL

- 200-amp service compliant with National Electrical Code and City of Houston codes.
- Buried cable from CenterPoint transformer.
- Receptacle for future EV charger at garage.

PLUMBING

- Navien tankless gas-fired water heater featuring .95 energy factor and long-lasting stainless steel heat exchangers.
- Class A PEX (cross-linked polyester) water system.
- Hot water recirculation.
- Washer/dryer connections at upstairs laundry room.
- Drain, waste and vent piping constructed of schedule 40 PVC.
- Gas pipe system constructed of black iron schedule 40.
- Exterior gas outlet for future generator.
- Exterior hose bibbs.

HVAC

- Two Trane ARI-matched 16+ SEER electric air conditioning units (3 tons each) with R-410A refrigerant.
- 96% AFUE gas furnaces with sealed combustion.
- Whole-house dehumidifier.
- Honeywell programmable and Wi-Fi-capable thermostats.
- Bath, kitchen and laundry room ventilation including make-up air damper.
- R-8 foil flexible duct work and air handlers located in conditioned spaces.

INSULATION

- Meets current International Energy Conservation Code.
- Attic sealed with open cell spray foam at roof deck (R-21).
- Open cell spray foam in exterior walls (R-21).
- Closed cell spray foam under first floor of conditioned living spaces provides thermal insulation (R-13) and an air/vapor barrier that can reject bulk water.
- Polycel foam sealant on all windows, doors and bottom plate.
- Weather stripping on all exterior doors.

DRYWALL

- 1/2" sheetrock on walls and ceilings throughout house.
- 1/2" concrete backboard (HardiBacker) at tiled showers and tubs.
- Prepped for smooth finish (no texture) and square corners.

FLOORING

- 8-3/4" Opus Hardwood engineered European oak floors throughout except in mud room, bathrooms and laundry room.
- Tile at mud room, bathrooms, laundry room and back patio.

DOORS

- Weather Shield Signature Series aluminum-clad wood and glass exterior doors.
- 8' solid-core interior doors throughout.
- Steel paneled garage door on vertical track equipped with automatic opener and remote controls.

WINDOWS

- Weather Shield Signature Series aluminum-clad wood windows with Low-E insulated glass.
- Two-over-four divided lite design.

MILLWORK, COUNTER TOPS & INTERIOR TRIM

- Custom built Shaker cabinets with inset doors and drawers at kitchen, family room, bar, study and game room.
- Concealed soft-closing Euro hinges from Blum and soft-closing drawer slides from Knappe & Vogt.
- Natural quartz countertops in kitchen, bathrooms and laundry.
- Stained box beams at family room and kitchen ceilings.
- Traditional trim package featuring large crown molding and baseboards throughout.
- Clear lacquer at interior of all drawers.
- Walk-in closets with extensive shelving and built-in dresser drawers at master and secondary bedrooms.
- Pull-down clothes rods at master closet.

FIREPLACE

- 46" Isokern modular masonry fireplace.
- Marble surround and hearth.
- Custom wood mantel.

WALLS

- Drywall receives primer and two coats of rolled flat latex.
- Interior trim, millwork and doors receive lacquer primer and two coats of sprayed oil-based enamel with an egg shell finish.
- Stucco receives primer and elastomeric finish coat.
- Tile at kitchen backsplash, laundry backsplash, shower walls, and tub surrounds.

PLUMBING FIXTURES

- All brand name fixtures featuring:
 - Large apron-front kitchen sink.
 - Freestanding tub with floor-mounted filler and hand shower at master bath.
 - Undermount sinks throughout.
- Black, polished nickel and polished chrome faucet finishes.

ELECTRICAL FIXTURES

- Recessed can lighting with 2700K warm white integrated LED throughout.
- Hanging fixtures at dining room, breakfast room, kitchen island, and master bath.
- Ceiling fans in family room, study, gameroom, bedrooms and back patio.
- LED panel lights at garage.
- Security flood lights at side and rear.
- Under-cabinet lighting and electrical outlets in kitchen and bar.
- Lighted glass-front display cabinets at butler's and bar.
- Wiring for landscape lighting.
- Electrical outlets mounted in baseboards throughout.
- Combination smoke and carbon monoxide detectors per code.
- Decora switches.

SECURITY, NETWORKING, and AUDIO

- DSC security system includes two keypads (plus prewiring for a third) and contacts on all accessible windows and doors.
- Structured wiring (Cat 6 and RG6) throughout for cable, networking, security cameras, and wireless internet access.
- Prewiring for audio (5 locations).
- Flex tube to accommodate additional structured wiring in future.

APPLIANCES

- 42" Thermador refrigerator/freezer with panels to match cabinetry.
- 30" Thermador double oven.
- 36" Thermador gas rangetop with overhead venting integrated with cabinetry.
- Thermador dishwasher with panel to match cabinetry.
- 24" Thermador microwave drawer oven.
- 24" Azure wine chiller.
- 36" Coyote outdoor grill.
- Connections for washer and dryer (gas and electric).

HARDWARE

- Interior and exterior door sets and locks and door stops.
- Cabinetry pulls and knobs coordinated with plumbing and lighting finishes.
- Towel bars and other bath accessories coordinated with plumbing finishes.
- Wall-mounted address plaque and mailbox.

GLASS AND MIRRORS

- Glass enclosure at master bath shower.
- Steel-framed mirrors at all bathrooms.

LANDSCAPING AND SITE WORK

- Level grade, sod and engineer-designed drainage throughout yard.
- Landscaping beds and plantings along front and side of house.
- Rainbird multi-zone irrigation system.
- New 8-foot wood fence at street side and rear perimeter.

SWIMMING POOL AND SPA

- Heated spa with jets.
- Deck jets.
- Travertine coping and synthetic turf deck.
- 6 concrete bell bottom piers.
- Pentair mechanical equipment.