



The homes to be built at Kirby Commons will be built in accordance with the plans and specifications prepared by The Hopkins Company Architects. The plans for these homes meet or exceed all requirements of the City of Houston building department and the 2006 I.R.C building code with City of Houston Amendments.

STANDARD FEATURES AND SPECIFICATIONS

SIGNATURE FEATURES

- Stainless Steel Thermador appliance package
- Elevator included standard
- 11 Foot ceilings on living floor
- 16 SEER 2 Stage Lennox Air Conditioning system
- Cellulose exterior wall insulation in lieu of batts
- Tankless gas water heaters
- Energy efficient vinyl windows
- 5” wide plank White Oak hardwood flooring
- Elegant natural stone materials on countertops
- Decorative brick paver driveways for all homes
- Solid core interior doors with hardware by Emtek
- Elegant moldings and interior trim designs

STRUCTURAL

- Designed by professional and licensed structural engineer
- Post tension foundation design
- Concrete is 3000 p.s.i
- Wood framing with studs 16” on center
- Engineered and pre-built floor trusses
- Termite treatment with Taexx tubes in stud walls

INTERIOR FEATURES

- Two panel smooth finish (painted) solid core interior doors
- Smooth finish drywall (no spray or applied texture)
- Interior paint is Sherwin Williams Showcase level on walls and ceilings in a flat finish. Trim is Sherwin Williams Southwest Builders series in satin finish
- Emtek Turino door hardware (lever handle with rectangular rosette in satin nickel)
- Single crown molding at all bedrooms; double crown molding on main living floor and entry foyer (per plan)
- 8” base boards on main living floor and entry foyer (per plan); 6” base boards for all other areas
- Door heights are 8 feet (per plan)



- R-30 blown fiberglass insulation in attic ceilings. R-13 (2x4 walls) and R-19 (2x6 walls) sprayed cellulose in exterior walls
- Smoke and carbon monoxide detectors throughout
- All bedrooms, living room, and gameroom pre-wired for ceiling fans. Ceiling fan fixture provided at master bedroom only
- Pre-wired for cable TV and telephone
- Pre-wired for sound system in living room, kitchen, master bedroom, master retreat and master bath
- Security system
- Garage door opener with transmitters
- Fireplace with limestone surround
- Wrought iron interior stair and wall railings
- Wood flooring provided at 1st floor, all stairs, entire 2nd floor and hallways at 3rd and 4th floors. The B and C Plan also includes wood flooring at the 4th floor gameroom while the A and C plan also includes wood flooring at the 3rd floor Master Retreat
- Carpet – 25 ounce Nylon in Cut and Loop patterns
- Carpet installed in all bedrooms and bedroom closets; to exclude first floor bedroom and closet
- Double paned low E Vinyl windows
- Kitchen countertops to be natural stone or engineered quartz. Bathroom countertops to be natural stone (see standard and upgrade offerings at selection center)
- Countertops to be 2 cm with a laminated 1 ½” edge
- Tile kitchen backsplash (see standard and upgrade offerings at selection center)
- Closets rods finished out with aluminum hanging rods in lieu of wood rods

EXTERIOR FEATURES

- Exterior veneer to consist of brick and stucco
- Roofing material to be 30 year composition shingle
- Exterior paint to be Sherwin Williams Southwest Builders Exterior Latex in Satin finish and NP1 exterior caulk
- Driveways to consist of decorative brick pavers
- Fully guttered roof with downspouts
- Exterior hose bibs
- Mahogany front doors (per plan)
- Brick paver entry walks
- All exterior openings sealed with polyurethane sealant
- Irrigation system for back patio space

BATHROOMS

- Master bath flooring to be natural stone or full bodied porcelain tile. Secondary bath tile to be full bodied porcelain or ceramic (see standard and upgrade offerings at selection center)
- Natural stone countertops in all bathrooms



- Drop-in air tub with tiled skirt and deck for master bath
- All vanity sinks to be undermount
- Shower enclosures to be frameless glass enclosure with matching hardware trim at master bath and semi-frameless at secondary baths
- All bathroom mirrors to include a framed flat mirror (excluding powder)
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings

KITCHENS

- Designer cabinetry in maple wood species or paint grade. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker or raised panel in either a full overlay or inset custom door style
- Xenon under cabinet lighting
- Natural Stone or engineered Quartz countertops with 1 1/2" straight edge
- Kitchen Sink – Kohler stainless 18 gauge undermount sink – (model #K3821-3-NA)
- Garbage disposal – Badger #5 (1/2 horsepower)

APPLIANCES

- Thermador 36" Pro Grand 6 burner gas range with 9" low back guard (model# PRG366JG and PA36JLBG)
- Thermador 30" Single wall oven (model# ME301JS)
- Thermador Emerald 24" dishwasher (model# DWHD440MFP)
- Thermador built-in microwave and trim kit (model# MBES and MCT30JS)
- Best under cabinet range hood and liner (model# BP195P1M70SB and L7036)
- U-Line 24" under counter wine storage refrigerator (model# U1224WCS00A)
- Refrigerator, washer and dryer are not included in the sales price

CABINETS

- Designer cabinetry in maple wood species. Finishes available consist of stain or paint grade. Door styles include flat panel, shaker or raised panel
- Drawers are 5/8" solid wood dovetail construction
- Kitchen cabinet doors are full overlay or inset custom door style
- Kitchen upper cabinets have 2nd row of upper cabinets
- Kitchen and Master Bath cabinet doors and drawers to have soft-close feature
- Bathroom cabinets to be full overlay cabinet door style
- All bath vanities are 36" tall, same as kitchen
- Crown molding on upper cabinets



PLUMBING FIXTURES

- Bathroom faucets – 8” Kohler Memoirs K-454-4S-CP (Polished Chrome)
- Shower faucet sets – Kohler Memoirs K-T462-4S-CP (Polished Chrome)
- Powder room and master toilet – Kohler Memoirs K-3515-0
- Bathroom sinks (undermount) – Kohler Archer – K-2355-0
- Undermount stainless steel kitchen sink - Kohler Vault - K-3821-3
- Master tub filler – Kohler Memoir – K-T469-4S-CP (Polished Chrome)
- Master bath tub – Mirabelle Edenton drop-in air tub (model# MIREDA6636WH)
- Kitchen Faucet – Kohler Simplice – K-596-CP (Polished Chrome)

LIGHT FIXTURES

- LED recessed can lighting throughout home (per plan)
- 52” Sutter Place (SANW) ceiling fan provided at master bedroom. All other bedrooms, gameroom and living room pre-wired for fan and light kit
- Bronze colored exterior floodlights (per plan)
- Front door to have gas lanterns. Fixtures over garage (where applicable to be electric lanterns)
- Xenon under cabinet lighting at kitchen
- Decorative hanging or wall mounted light fixtures are not included in the sales price

GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- Zoned 16 SEER Lennox air conditioning system
- Tankless gas water heaters
- Blown cellulose wall insulation in lieu of R-13 batts
- Radiant barrier roof decking
- Low E vinyl windows

SELECTIONS AND CHANGES

- All finish items (cabinets, paint, countertops, tile, carpet, wood flooring stain, etc.) to be selected from selection room at sales center
- The B Plan offers an optional wet bar build out at the Living/Dining room
- The B Plan offers an optional morning bar build out at the master retreat
- The C Plan offers an optional grill at the 4th floor roof terrace
- All change orders and upgrades to be in writing and signed by Buyer and Seller and paid in full before work begins or materials purchased