

**1009 Shelterwood Drive
Houston, TX 77008
New Home Features, 5-bedroom, 5.5 bath, Gameroom and Study,
4191 sf home on a 7330 sf lot**

Structural Features:

- Drilled Bell Bottom Pier Foundation
- Engineered Structural Framing per IRC 2012
- 1-1/8" Tongue and groove sub-flooring
- All framing material Douglas Fir
- All walls, open web trusses, ceiling joist and rafters, 16" on center (per city code)
- Thorough inspections conducted at all stages by City of Houston building inspector

Exterior Features:

- Zip Systems sheeting with Hardie cement fiber board on fascia, soffit and frieze
- Owens Corning 25 year supreme shingle roof in Onyx Black
- Ridge vents with continuous soffit vents
- 6'x8' Double Entry door
- Automatic sprinkler system
- Weather-proof exterior electrical outlets
- Deck – Pressure treated deck boards
- Deck – Iron Railings
- Landscaping front, St Augustine sod front
- Gutters

Energy Efficiency Features:

- Radiant Barrier roof decking
- 1 Tankless hot water heater
- R-38 Insulation in attic.
- R-19 Insulation in crawl space and cold floor
- R-19 Batt insulation in exterior walls
- Seal windows and exterior doors with Polycel foam insulation
- Double pane wood aluminum clad and black aluminum windows

Heating and Air Conditioning:

- Two (2) high efficiency air conditioning units
- 80% AFUE variable speed Natural gas furnaces with electric ignition
- Foil backed R-6 insulation ducts in house and R-8 in attic
- Nest Thermostats

Interior Doors, Trim (Paint Grade), Cabinets and Drywall:

- Solid wood cabinets with soft close hinges and slides, with inset shaker doors and drawers
- Doors, 8' tall at first and second floor, 1 - 3/4" solid core, 1-panel shaker smooth finish
- Cabinet and Door Hardware installed
- All door casing 1x4
- All baseboards 1x8
- Window Trim to be sheetrock return
- All interior walls and ceilings to be ½" drywall, corners to be square
- Sheetrock at level 4 finish – flat

Painting – Sherwin Williams Paint:

Entry and Stairway:

- Engineered wood Floors
- Oak steps with matching stain risers, vertical wrought iron railings
- Entry – grand foyer

- Study:
- Large storage closet
 - Double door entry

Dining Room:

- Engineered wood Floors
- 4" Recessed LED Lighting
- Chandelier

Living Area:

- Engineered wood Floors
- 4" Recessed LED Lighting
- Ceiling Fan
- Pre-wire only for 5.1 surround sound, ethernet and cable

Kitchen:

- Engineered wood Floors
- Solid wood cabinets paint grade with inset shaker style doors and drawers
- Cabinet Hardware installed
- Quartz Solid Surface countertops with square edge. Island with Leathered Granite.
- Undermount sink
- Garbage disposal on separate switch
- Under cabinet lighting
- 4" Recessed LED lighting
- Pendant island lighting
- Walk-in Pantry with open shelving

Appliance Package:

- Fisher Paykel 36" panel ready refrigerator
- Thermador 24" dishwasher
- Thermador 48" Professional Grade Commercial Depth dual-fuel range with griddle

Powder Bath:

- Tile floor
- Delta Faucet Trinsic / Nicoli
- Shaker style doors on cabinet, w Solid surface countertop
- Undermount sink.
- Mirror above countertop

Utility Room upstairs laundry:

- Tile floor
- Sink
- Quartz Solid wood cabinets with shaker style doors
- Solid surface countertop
- Electric and gas dryer connections

Primary Bedroom:

- Engineered wood Floors
- 4" LED Recessed lighting
- Ceiling Fan
- Tray Ceiling

Primary Bath:

- Tile flooring, tile wall to ceiling and floors
- Solid wood cabinets with shaker style doors, double bowl vanity
- Granite Solid Surface countertop
- Rectangular undermount sinks
- Tub and vanity faucets Delta Trinsic / Nicoli
- 4" LED Recessed lighting
- Framed mirrors
- Free Standing Woodbridge Tub
- Shower Glass
- Delta shower individual controls 2 shower heads, 1 hand held, Delta Nicoli / Trinsic Model

Primary Closet:

- Engineered wood Floors
- Two Separate Closets with built in drawers, closet rods and shelves.
- 4" LED Recessed lighting

Guest Bedrooms:

- Engineered wood Floors
- Ceiling Fan
- 4" LED Recessed lighting

Guest Baths:

- Solid wood cabinets with shaker style doors
- Framed mirrors
- Quartz Solid Surface countertops
- Rectangular undermount sink
- tub with tile to the ceiling
- Tub and vanity faucets Delta Trinsic or Nicoli.

Guest Bedroom Closets:

- Engineered wood Floors
- Rods and shelves per plan

Upstairs Family room Gameroom, stair landing

- Engineered wood Floors
- Prewire for 5.1 surround sound (no speakers)
- Ceiling Fan

Rear Deck

- Deck – treated wood
- Ceiling Fan

Flatwork & Exterior:

- All concrete installed in accordance with all applicable codes
- Driveway and walk to have rebar (per city codes)
- New 5' wide concrete sidewalks in front of the house
- BOSSI will provide landscaping across the front of the house.
- St Augustine sod will be provided on the front side and back yards.
- Irrigation system provided.

House Security System and Speakers:

- Security system with two (2) keypads, first floor doors and operating windows to have alarm contacts; system will have one (1) siren and two (2) motion detector(s).
- Prewire for cameras
- Prewire for wi-fi access points
- Pre wired for speakers in living area
- Living Room and Game room 5.1 prewire