

Specification Sheet
4324 Prairie Street La Marque, TX 77568



Project Information:

Structural/Civil Engineer: DTS Engineering
Builder: SoCo Properties LLC

Exterior Work:

- City water/sewer
- TNMP electrical distribution lines
- Post-tension concrete slab on grade with waterproofing membrane
- Concrete driveway & walkway
- James Hardie cement-based siding and trim
- Sherwin Williams paint & primer
- Composition architectural shingles w/soffit & ridge ventilation

Design & Finish

- Schlage door hardware
- Privacy locks on master bedroom and all baths
- Ceramic tile at laundry and restrooms
- Wood grain vinyl tile in living/dining/kitchen
- Carpet over 3/8", 5lb pad
- Luxor Misty Gray and Concord Ocean Elegance hardwood cabinets with soft close hinges throughout
- Double-glazed, low-E windows & doors
- Baseboards, window and door casings
- Microwave, oven/stove combo, dishwasher & garbage disposal
- Tiled backsplash & quartz tops
- Master Bath includes:
 - Recessed mud-set tile floor
 - Shower enclosure
 - Tile shower surround
 - Framed mirror
 - Wall mount light fixtures
 - Quartz countertops with hardwood lower cabinets
- Secondary bathroom includes:
 - Tile tub and shower surround
 - Framed mirror
 - Wall mount light fixtures
 - Quartz countertops with hardwood lower cabinets

Mechanical / Electrical / Plumbing

- Coleman 16 SEER heating/cooling
- Extended 10-year HVAC parts & labor warranty

- Air balanced ductwork
- Honeywell Programmable t-stat
- Pendant, wall mount and recessed lighting
- Combination smoke and carbon monoxide detectors
- Energy Star rated ceiling light/fan combos in each bedroom and living room
- Electrical distribution system
- 220v connections for dryer & oven
- Viega Manabloc PEX System
- 50-gal electric water heater

Energy Efficiency

- R-30 blown in insulation in ceilings
- R-13 Batt insulation in exterior walls
- Radiant Heat Barrier roof decking capable of reducing cooling cost up to 10%
- Energy efficient appliances, windows, and doors