

INFINITY TEXAS DEVELOPMENT

SCHEDULE OF SPECIFICATIONS AND ALLOWANCES

JOB ADDRESS: 5 Buttonbush Ct.

**LEGAL DESCRIPTION: Lot: 8 Block: 1 Section: 17
VILLAGE OF GROGANS MILL**

PLANS

Living Square Footage: 3,628 (+570 SF climatized storage)

Frame Square Footage: 5,830

Slab Square Footage: 4,041

LOT PREPARATION, GRADING, AND FINISH

Site Prep: Vegetation 7'+ from house footprint will be saved front/sides/rear

Grading: Lot graded with bank sand for positive drainage away from house

Pad: Scrape out 6" of existing dirt and fill w/ 30" of select fill 5' beyond new house footprint; compacted

Slab Height: 2x12 form on top of pad

FOUNDATION

Engineering by DTS Engineerring, Inc.

Foundation: Soil tested

Concrete: 3500 PSI

Slab: #5 Rebar with beams

Polyethylene: Six mil

DRIVES AND WALKS (FLATWORK)

Driveway/Sidewalk: 3500 PSI with #4 rebar and salted finish

Flatwork: HVAC and backup generator pad(s)

PLUMBING

Water Pipes: PEX Block and Tee system w/ circulating return line;
vent & drain pipes PVC

Water Heater(s): (2) Tankless

Additional Gas Connections:

gas log lighter, dryer, heating units, water heater(s), range, Future BBQ
grill stub out Pipe insulation in walls and ceilings where needed

Water Pipes: Insulated in walls

Water Meter: Use Existing

Fixture Allowance: \$12,000 (includes sinks, toilets, tubs, faucets, valves, showerheads,
disposals, 4 freestanding bathroom vanities, etc)

FRAMING AND CORNICE DETAIL

Engineering by DTS Engineering, INC

Studs: 1st Floor: 2 x 6 Stud grade fir; 16" on center; 12' plate
2nd Floor: 2 x 4 Stud grade fir: 16" on center; 10' plate

Subfloor/Floor Joists:

1 1/8" Advantech plywood flooring system nailed and glued to
engineered TGI Truss System

Roof Decking: 7/16" OSB

Clg. Joists/Rafters: #2 Spruce size determined by span tables; 16" o.c.

Cornice: Fascia: 1 x 8 Hardie smooth;
Soffit: 7/16" Hardie smooth

Wall Sheathing: 7/16" OSB w/ Tyvek housewrap

Exterior Ceilings: Baked enamel interlocking panel system

Structural Steel: Per plans

WINDOWS

Type: Steel-cased

Glass: Energy Efficient; Insulated, Dbl. Pane, Low E

ROOFING

Material: 30-year architectural composition shingle
Color: Black
Underlayment: ProTech
Metal Roofs: Standing seam McElroy w/ baked on color finish
Color: Charcoal

AIR CONDITIONING AND HEATING

Package: 1st Floor: Two 5-ton units
2nd Floor: One 4-ton unit
Registers: Enameled metal with additional dampers in walk-in closets
Thermostats: One per unit

ELECTRICAL

Code: NEC 2019
Breaker Box: 400 amp panel with subpanel located on 2nd floor; location per code
Circuits: Per code
Switch/Plug Covers: Dacor rocker type (White)
Recess Lights: LED bulbs included; location per plan; white baffles
Miscellaneous: Prewired for back-up generator

STEREO, TELEVISION, TELEPHONE

Stereo: Speakers: Gameroom, Primary Bed, Dining, Family/ Living, Kitchen, Back Porch, Up Rear Balcony
Wi-Fi Prewire: (3) wireless access points
Television/Data: Approx. (8) locations

SECURITY

Features: Smoke detectors trimmed out per fire code Heat detectors, motion, glass break, and cameras pre-wired

INSULATION

Walls: R-13 (exterior walls, bedroom, bathrooms)

Ceiling Joists: R-13

SHEETROCK

Type: ½” sheetrock all walls and ceilings throughout house, Duraboard or equal all tub/shower areas

Application: Walls and ceilings applied with screws Interior: square corners at windows and wall corners

Finish/Joints: Level 4; primer coat and wall joints sanded for soft roll texture

Garage: 5/8” one hour fire rated on common walls & ceilings with house

GARAGE DOORS

Type: (2) 18’x9’ (double bay) and 8’x9’ (single bay) full-view black anodized frame with grey light

Openers: Two garage door openers; four remotes

FIREPLACE

Type: 3-sided, Napoleon Peninsula Direct Vent Gas

STONE

Location: Exterior; entrance and upper balcony accent wall

Material: 2x4 limestone

Sealants: All penetrations into the home to be sealed

STUCCO

Location: Exterior of house per plan

Type: ¾” Portland, 3 coat procedure, 2.5 metal lath, acrylic STO or equal finish

Sealants: All penetrations into the home to be sealed

INTERIOR TRIM

Front Door:	Iron
Exterior Doors:	Iron
Interior Doors:	8' doors down; 8' doors up; Two panel with square top; paint Solid Core: Bedrooms & Public Baths
Painted Cabinets:	Full extension drawer guides (soft close at Kitchen and Primary Bath), hidden European door hinges, shaker cabinet style; tight overlay, painted same color as trim
Stain Cabinets/Trim:	Kitchen Island, lower & upper bar
Baseboards:	Paint Grade 7" 1st Floor & 6" 2nd Floor
Door Trim:	Painted
Window Trim:	Paint Grade sill
Mirror Frames:	Painted
Crown Molding:	Painted entire first floor and upper gameroom
Kitchen Venthood:	\$1,000 Installed Allowance
Stairs:	White Oak treads stain; Risers/Skirt paint
Closets:	Primary Closet = Two chests; paint grade; chrome rods Other Closets = Shelves; paint grade, wood rods; stain grade
Interior Accents:	Iron supports with White Oak planks and shelves

PAINTING

Brand:	Sherwin Williams (ProMar 200)
Interior:	One coat rolled primer, two coats finish paint Walls: soft roll texture; flat paint Ceilings: soft roll texture; flat paint
Interior Colors:	Walls = 3 color selections (Dark = upgrade) Ceilings = 1 color selection Enamel = 1 color selection Stain = Coastline Carmel
Exterior:	Fasica/Cornice = painted

Garage Doors = anodized aluminum
Front Doors = black

TILE

Utility Floor, Bath Floors, Shower/Tub walls:

Material Allowance = \$6.00/SF Standard Labor Installation; Straight lay out

Porch Floors:

Material Allowance = \$6.00/SF Standard Labor Installation; Straight lay out

Risers/Downers not included

Fireplace Surrounds: \$2,000 installed allowance

Backsplash/Decos: \$3,000 installed allowance

Note: Sealing of tile/natural stone or grout is not included

WOOD FLOOR

Foyer, Kitchen,

Dining, Family/Living,

Primary bedroom entry,

Coastal Line, Carmel 6" Planks

Study, Down Halls,

Up Landing, Gameroom

HARDWARE

Allowance: \$7,500 for finish hardware AND bath hardware

Includes: cabinet knobs, doorstops, exterior/interior door hardware & locksets, shelf clips, chrome closet rods, address plate, yard gate locks, towel bars, paper holders, etc.

COUNTERTOPS

Kitchen, Utility, Primary Bath Vanity:

Slabs; square edge, 4" splash all areas except Kitchen (to be tile)

Undermount Sinks Slab material selections per fabricator Material

Allowance = \$2,000/slab

APPLIANCES

Thermador Package: Installed Allowance = \$40,000

WEATHERSTRIPPING

All Doors: Black thresholds on iron doors
Door Pans: Up Balcony Doors

LIGHTING

Allowance: \$10,000: Includes coach lanterns, fixtures, bulbs, ceiling fans, chimes, doorbell button, attic lighting, cabinet/counter lights, floods, etc.

Recess Cans/Bulbs:
LED bulbs supplied by builder; choice of white baffle trims

Miscellaneous:
Soffits prewired for holiday lights with switches at Primary Bed and laundry
Address number "5" backlit with LED

MIRRORS AND GLASS

Bath Mirrors: 96" tall; ¼" plate glass; framed by door casing
Powder Bath: Decorative framed mirror; Installed Allowance = \$500
Shower doors: Frameless; choice of (4) standard handle/hinge finishes; clear glass
Spot free coating NOT included

CARPET

Location: Primary Bedroom and WIC, all secondary Bedrooms and all Closets (1 down, 2 up)
Material: Allowance = \$30/SY installed Includes Carpet and 3/8" 8 lb pad

WROUGHT IRON

Stairs/Interior Balconies: Decorative Iron Railing; Allowance = \$5,000 installed
Wall Railing; Allowance = \$50/LF installed
Rear Balcony Railing: Decorative Iron Railing

LANDSCAPING

- Landscape: \$15,000 Allowance
- Sprinkler Plan: Rainbird 10 zones
- Fence: Iron on front and rear elevation, privacy 8” cedar on sides
- Trees: Any dead trees are homeowner responsibility after closing

LANDSCAPING MUST MEET THE WOODLANDS TOWNSHIP REGULATIONS

MISCELLANEOUS

- Outdoor Kitchen: \$7500 allowance or as completed by builder (built-in grill and sink)
- Design Service: Infinity Texas Development; Complimentary up to 5 hours
- Pre-Treat: Termite Borate Pre-Treat: exterior frame; interior plumbing walls
- Pressure Washing: A final pressure washing to be completed prior to move in
- Up Balcony: Waterproof elastomeric splatter/knockdown finish texture; standard color
- Garage Flooring: Epoxy Flake Finish

WARRANTY

Type: One year mechanical, 10-year structural