



**IRONSTONE
BUILDERS**

DESIGN. BUILD. RENOVATE.

Home Specs & Selections

140 Whipple Dr



Foundation/Crawlspace

Pier and Beam foundation, built with bell bottom piers placed per engineer's specification and concrete block stem wall around exterior of home.

Home's finished floor raised above floodplain level.

Wood beams and floor joist framed per engineer's specifications.

Crawlspace finished with plastic vapor barrier and gravel underneath home.

Crawlspace drains under home piped to street.

Engineered flood vents installed.

1 1/8 subfloor decking.

Garage flooring finished with Epoxy paint.

Framing

House framed per engineers/architects designs and specifications to include multiple steel beams and posts.

Open web trusses throughout.

Framed with an elevator shaft and is elevator ready.

Hardie board used for all fascia, soffits, and porch ceilings.



Plumbing

Plumbed with all PEX water lines.

All drain lines and vent piping are PVC from house to city tap.

New 1" pex water service line installed from the new city meter to home.

All new gas lines placed per plan, new gas line installed from house to main service line.

1 Tankless gas water heater.

3 hose bibs.

Electrical

200 amp breaker electrical panel with ARC fault breakers and whole home surge protector.

Home wired to current City of Bellaire code with hard wired smoke alarms throughout home.

LED lighting throughout.

Electric car charger outlet included in garage.



HVAC/Fireplace

Two 16 seer HVAC units – one unit downstairs and one unit upstairs with programable separate thermostats.

Natural gas furnaces.

Flex supply ducting.

Exhaust vents in all bathrooms and utility room vented to outside of home.

Exhaust piping for cooktop vent hood.

Fresh air makeup ducting.

Direct Vent gas fireplace with wall switch to ignition.



Low Voltage Wiring (Phone, Cable, Alarm, Cameras, Surround Sound)

Cat 6 data wire run for each bedroom, office, living room, game room, and media room.

Hard wired alarm wiring on all windows and on all exterior doors, with 2 keypad locations.

Pre-wired for cameras.

Pre-wired for speakers in multiple locations including surround sound in living room and media room.

Wifi access point wiring installed in multiple locations.

Ring doorbell wired and installed.

Insulation

Blown in fiberglass insulation added to all exterior walls.

Blown in fiberglass added into attics with a fill level of value of R38.

2 inches of closed cell foam insulation under home with a value of R-14.

All wall and plate penetrations sealed with foam.



Exterior

Complete Stucco exterior.

Soffit and fascia material Hardie board painted.

Ceiling of all porches Hardie board painted.

Elevated waterproofed porches with porcelain tile finish.

Concrete Block stairs with porcelain tile finish.

Trim & Cabinets

Cabinets throughout home are custom site-built cabinets.

Cabinets built with all plywood or solid wood materials.

8 ft. tall solid core interior doors throughout entire home.

Casings and baseboard mix of pine and MDF depending on location.

The stairs are finished with White Oak stair treads, white oak wood handrail, and wrought iron balusters.



Flooring

Wide Plank Engineered 1/2" white oak wood flooring throughout home except, bathrooms, mudroom, and laundry room.

Tile – Porcelain, natural stone, and marble tiles used throughout home in wet locations.

Carpet – Media room.

Landscape, Sprinklers, Gutters

Front and back yard fully sodded with St Augustine grass.

Flower beds across front of home per plan.

Full front and back sprinkler system with programable sprinkler control panel.

Drains installed on both sides of home and attached to gutters that drain directly to the street.

5&6 inch gutters installed to front, back and sides of home where needed.



Tile & Grout Selections

Location in Home	Store	SKU	Tile Name	Grout Color
Mud Room/Utility Room - Flooring	Lowe's	1328424	Allen + Roth Noir Black Veined 6"x12"	Platinum
1st Floor Full Bath - Flooring	Thorntree	CERT10STR HEX	Stream Black Hex Matte 10"	Charcoal
1st Floor Full Bath - Shower Floor	Floor & Decor	100701929	Carrara Chateau Herringbone Honed Marble	Arctic White
1st Floor Full Bath - Shower Surround	Floor & Decor	100246016	Casa Antica Ocean Honed Marble	Arctic White
Master Bath - Flooring	Thorntree	1104440	Tycoon Storm Grey 24"x48"	Delorean Gray
Master Bath - Shower Floor	Floor & Decor	101000313	Manchester Plaid Polished Marble Mosaic	Cool White
Master Bath - Shower Surround	Colours		Porcelain PR Duero Silk 12"x24"	Cool White
All 3 Upstairs Baths - Flooring	Colours		Porcelain Acapulco Grey Honed 12"x24"	Graystone
All 3 Upstairs Baths - Shower/Tub Surround	Thorntree	AROMA 624W	Aroma Bianco 2"x9.5"	Frost
Powder Bath Floor	Floor & Decor	100965961	Cleona Thassos Cala Blue Marble Hexagon Mosaic	Arctic White
Upstairs Laundry Room - Flooring	Thorntree	1103054	Tycoon Storm Grey 3"x12"	Delorean Gray
Garage Stairs + Back Patio	Floor & Decor	100996735	Montalcino Basin Night Porcelain Tile	Charcoal



Appliances

Appliance	Make	Model	Store	Finish
Free Standing Gas Range	Thermador	PRG486WDH	Manna Distributors	Stainless Steel
Microwave Drawer	Thermador	MD24WS	Manna Distributors	Stainless Steel
Wine Cooler	Summit	SWC530BLBIST	Build	Stainless Steel
Dishwasher	Thermador	DWHD560CFP	Manna Distributors	Stainless Steel
Refrigerator 30" Column Panel Ready	Thermador	T30IR905SP	Manna Distributors	Stainless Steel
Freezer 18" Column Panel Ready	Thermador	T18IF905SP	Manna Distributors	Stainless Steel
24" Mini Refrigerator Freezer Combo	Summit	CT66BK2SS	Build	Stainless Steel



Paint & Stain

Location in Home	Paint/Stain Color	Brand
Wall Color in Entire Home	Alabaster White	Sherwin Williams
Ceilings	Alabaster White– Flat	Sherwin Williams
Interior Doors, Casings & Baseboards	Drift of Mist	Sherwin Williams
Fireplace Surround + Built-ins	Drift of Mist	Sherwin Williams
Kitchen + Pantry + Mud room Cabinetry	Drift of Mist	Sherwin Williams
Kitchen Island & Bar	Cheating Heart	Benjamin Moore
Powder Bath Walls	Cheating Heart	Benjamin Moore
Master Bath Cabinetry	Cheating Heart	Benjamin Moore
Master Bath Closet Built-ins	Drift of Mist	Sherwin Williams
All Guest Vanities	Drift of Mist	Sherwin Williams
Game Room Cabinets	Drift of Mist	Sherwin Williams
Media Room	Cheating Heart	Benjamin Moore
Soffit & Fascia	Classic French Gray	Sherwin Williams
Stucco	Crushed Ice at 50%	Sherwin Williams
Exterior Accents	Classic French Gray	Sherwin Williams



Countertops/Solid Surface (all sinks are undermounted)

Kitchen, Backsplash, Island, Pantry, Bar	Colours	QTZ Calacatta Sylvia NO3,
Powder Bath, Fireplace Surround	Colours	QTZ Calacatta Sylvia NO3,
Master Bathroom	Colours	Venetian White 310
1st Floor Full Bath, 2nd Floor Guest Baths, Laundry, Game Room	Colours	Venetian White 310,

Flooring

Throughout Home	D & M Beach House DMBH2203 Color- Naples
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Windows

Ply Gem- Black aluminum thermally broken window frames, double paned Argon filled glass.	4800 Series
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