







WARM



Specifications Report (with Plan/Elevation Agreement)

Buyer(s):	<u>Open</u>	Garage Right/Left:	<u>Right</u>
Buyer(s):	<u>Open</u>	Sales Consultant:	<u>Wilson Collins</u>
Lot Address:	<u>410 E 43rd St, Houston TX 77022</u>		

Appliance	Area/ Description	Manufacturer	Special Instructions	Image
GE 30" SS Free-Standing Gas Top Stove, Electric Range - Stainless Steel	KITCHEN: 4.8 Cu. Ft. Capacity/ All Purpose Burners/ Standard Grates/ Porcelain Oven Door/ ClearView Window/ Two Oven Racks/ Interior Oven Light/ Black Finish	GE (or) Builder's Grade Equivalent		
GE Dishwasher Top Control, SS Interior Stainless	KITCHEN: Fully Integrated, 4 Bottle Wash Jets, Steam Pre-Wash, 16 Place Setting Capacity, 48 dBA Silence Rating, Wash Zones, Wi-Fi Capable, NSF Certified and ENERGY STAR®	GE (or) Builder's Grade Equivalent		
GE Spacemaker 1.5-cu. ft. built-in microwave - Stainless	KITCHEN: 1.7 cu. ft. Over-the-Range Microwave w/ 1,000 Watts, 300 CFM Ventilation, 10 Power Levels, Sensor Cooking, Melt Feature, Add 30 Seconds Button, Weight and Time Defrost, Clock and Timer and	GE (or) Builder's Grade Equivalent		
Tile Work	Area/ Description	Manufacturer	Special Instructions	Image
Ceramic Glazed Venus 13" x 13" - TBD	Kitchen/ Dining/ Backsplash/ Master Bath/ Shower Wall/ Tub Splash/ Tub Skirt/ 2nd Bath/ 2nd Tub Wall/ Utility/ Fireplace Areas subjected to considerable traffic w/ some scratching dirt so conditions that are the most severe for which glazed floor tiles are suitable.	Interceramic (or) Builder's Grade Equivalent		
2 x 2 Ceramic Tile - TBD	MASTER BATH SHOWER FLOOR:	Daltile (or) Builder's Grade Equivalent		
Hand Scraped -	Area/ Description	Manufacturer	per SQUARE FOOT COST	Image
River Ridge - Guadalupe Birch Color: Dark Golden Brown Gloss Level: Elegant Satin Finish	ENTRY-FOYER			

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Carpet	Area/ Description	Manufacturer	Special Instructions	Image
Baseline Carpet - Color: Thornwood- 747	Family Room, Bedrooms and Hallways: Constructed of Nylon 6, a recyclable carpet fiber. Features Shaw's Stain Safety combined soill and stain resistance. FHA Approved	Shaw (or) Builder's Grade Equivalent		
Cabinets	Area/ Description	Manufacturer	Special Instructions	Image
Door Style - Euro Keystone (Oak) Flat Panel - Mocha	KITCHEN and BATHS:	Zee Cabinets (or) Builder's Grade Equivalent		
Countertop	Area/ Description	Manufacturer	Special Instructions	Image
Granite - Tea Brown	KITCHEN and BATHS:	Builder's Grade		
Fireplace	Area/ Description	Manufacturer	Special Instructions	Image
Not Scheduled	Not Scheduled	N/A	Not Scheduled	N/A
Interior Paint	Area/ Description	Manufacturer	Special Instructions	Image
Paint - Flat, Sand Dollar SW 6099	INTERIOR WALLS: w/ Semi-Gloss White Interior Doors, Trim, Baseboards	Builder's Grade		
Exterior Paint	Area/ Description	Manufacturer	Special Instructions	Image
Paint - Plume, Heron SW 6070	EXTERIOR WALLS:	Builder's Grade		
Paint - Flat, Smokehouse SW 7040	EXTERIOR TRIM:	Builder's Grade		






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Roof	Area/ Description	Manufacturer	Special Instructions	Image
30-Year Shingles - Weathered Wood - 3-Tab Shingles	ROOF COVERING: Royal sovereign shingles combine a simple, timeless beauty with gaf's advanced protection technology.	Builder's Grade		
Hardware	Area/ Description	Manufacturer	Special Instructions	Image
Kwikset Belleview Single Cylinder Venetian Bronze Handleset with Cove Knob Featuring SmartKey	ENTRY KNOB:	Kwick Set (or) Builder's Grade Equivalent		
Kwikset Cove Venetian Bronze	BED/BATH KNOB:	Kwick Set (or) Builder's Grade Equivalent		
Kwikset Cove Venetian Bronze	HALL/CLOSET KNOB:	Kwick Set (or) Builder's Grade Equivalent		
Oil-Rubbed Bronze Light Duty Hinge Pin Doorstop	ALL:	Everbilt (or) Builder's Grade Equivalent		







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Light Fixtures	Area/ Description	Manufacturer	Special Instructions	Image
Rustic Iron 3-Light Pendant	DINING:	Commercial Electric brand (or) Builder's Grade Equivalent		
52 in. Oil Rubbed Bronze Ceiling Fan Remote Control	FAMILY/ MASTER BED:	Hampton Bay Glendale (or) Builder's Grade Equivalent		
2-Light Oil Rubbed Bronze Vanity	BATHS:	Commercial Electric brand (or) Builder's Grade Equivalent		
Nutmeg 1-Light Flushmount Bronze	2nd & 3rd BEDS, HALL, UTILITY, 2nd BATH:	Commercial Electric brand (or) Builder's Grade Equivalent		
Wall-Mount 2-Light Bronze Outdoor Wall Lantern Sconce Column Light	EXTERIOR - FRONT:	Hampton Bay (or) Builder's Grade Equivalent		
8-1/4-in Black Outdoor Wall Light	EXTERIOR - REAR:	Portfolio (or) Builder's Grade Equivalent		




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Plumbing Fixtures	Area/ Description	Manufacturer	Special Instructions	Image
Moen - Arbor Single-Handle Pull-Down Sprayer Kitchen Faucet with Power Boost in Spot Resist Bronze	BATHS:	Builder's Grade		
Moen - Bronze Double Handle High Arc Bathroom Faucet	BATHS:	Builder's Grade		
Moen - Bronze Single Handle Posi-Temp Pressure Balanced Tub and Shower Trim and Valve with Single Function Shower.	BATHS:	Builder's Grade		
Shower Frame	Area/ Description	Manufacturer	Special Instructions	Image
Builder Series - Aluminum - Bronze frame	ALL: Aluminum LoE	Builder's Grade		



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Window Frame	Area/ Description	Manufacturer	Special Instructions	Image
Builder Series - Aluminum - Beige	ALL: Aluminum LoE	Builder's Grade		
Masonry	Area/ Description	Manufacturer	Special Instructions	Image
Stucco-Panel - Exterior Finish	EXTERIOR:	Builder's Grade		

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OTHER SPECIFICATIONS:

- 1 **Concrete Slab:** Setting up form and pouring concrete for foundation. The foundation will be constructed using Post Tension cable
- 2 **Framing:** The walls will be *as per plan design*, more or less, using spruce, pine, or fir grade wood. The sheathing will be OSB Board solid on corners, and behind brick veneer. The rafters, and ceiling joists will be *as per plan design*, spruce, pine, fir constructed *as per plan design* O.C., more or less. The structural will have approximately *as per plan design* square feet of living space, and *as per plan design* square feet of total space.
- 3 **Plumbing Rough-In:** The contractor will provide ground plumbing such as SCH 40 PVC Water lines and Sewer lines prior to pouring slab. The contractor will provide PEX for water lines, full size to water heater and gas drops to furnace, water heater, cook top, and dryer. Additionally, there will be a service cutoff control box located at the Utility room.
- 4 **HVAC Rough-In:** The duct work will be 6" insulated flex, with 3/8, 7/8 copper lines sets to the condenser, all copper line sets will be rapped with armor flex. The Furnace and blower with Pentium will be set during the rough in.
- 5 **Electrical Rough-In:** The wiring of all switches, lighting outlets, and receptacles is to be installed as per plan in accordance with National Electric Code as revised in 2008 as well as the local code of the governing City.
- 6 **A/C & Heating Trim:** Install; Carrier 14 Seer - 80% AFUE Furnace and 4.0 ton condensor.
- 7 **Plumbing Trim:** Kitchen Sink will have a builder grade Moen faucets. One 40 Gallon Gas hot water heater to be included.
- 8 **Electrical Trim:** Installation of 125 AMP service and breakers, smoke detectors are to be installed as per plan, white plugs/covers, white switches/covers.
- 9 **Insulation:** The attic to be *R-30 blown*, the outside walls to be *R-13 unfaced Batt* and the floor area to be poli-Seal & baffles.
- 10 **Sheetrock:** Install ½ x 4 x 12 drywall throughout the Improvements. Tape and float all walls and ceilings. Greenboard in wet areas.
- 11 **Kitchen Island Cabinet:** Is NOT scheduled scheduled.
- 11 **Driveway:** Driveway and Sidewalk is to be installed as per plan, site plan using 3/8 rebar throughout using mesh wire and red wood.
- 12 **Fencing:** as per diagram.
- 13 **Landscaping:** Builder will provide *Sod*, St. Augustine sod (Front and Back) >> to cover the Square footage of the lot. Any Lot larger than 5K square feet, will be suited with this Square Footage only; therefore, the remaining area will go with NO SOD.

If required;

additional, 1.5 inch diameter season Oak Tree/s will be installed as per plan, site plan.

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APPROVED BY OWNER(S):

Acceptance of these Specifications: The Specifications and conditions are satisfactory and hereby accepted. You as being the Builders are authorized to do the work as specified.

The following proposal is for construction of the improvement; as such term is defined in the Residential Construction Contract between Builder and Owner(s), the define terms of which are used herein, unless otherwise defined herein. As the general contractor **MH BUILDEER-HOUSTON, Llc** will be responsible for the complete project, and will furnish materials and labor. * No guarantee is made that the features, amenities, layouts, views, materials and facilities depicted by photos, renderings and/or sketches or otherwise described herein will be provided, or, if provided, will be the same type, size or nature as depicted or described, and you shall not rely on the information contained herein. Renderings, photos and sketches may be inaccurate. The Builder/Developer may make modifications and changes to the project and information provided herein without notice.

This Agreement shall not be binding on Seller until accepted and signed by Seller’s authorized representative below. Execution by Seller’s Agent or Buyer(s) does not constitute acceptance by Seller.

<u>MH BUILDER-HOUSTON, LLC</u>	Date:	Signature:	Date:
a Texas Limited Liability Corporation		BUYER (1)	
Sales Representative			

Signature:	Date:
BUYER (2)	