

Custom Designed Residence at 1642 Norfolk St

GENERAL SPECIFICATIONS –EFFECTIVE July 31, 2026

THESE SPECIFICATIONS SUPERCEED ANY DRAWINGS OR PREVIOUSLY ISSUED SPECIFICATIONS.

THESE SPECIFICATIONS ARE SUBJECT TO SUBSTITUTIONS DURING CONSTRUCTION PER MARKET AVAILABILITY.

GENERAL

- Designed by Design DCA based on specifications provided by and at the direction of Inflection Design Group, LLC (IDG) /dba SCALE Design + Build.
- 4,641 Sq Ft. living space
- 6000 Sq Ft. lot size
- 4 Bedrooms, 5 Bathrooms, 1 Study/Optional Bedroom, 2 car garage, covered rear and front porch with large game room.
- 11' ceiling on first floor, 10' ceiling on second
- Texas Association of Builders 1/2/6 Express Limited Home Warranty

FOUNDATION

- Foundation and Structural Engineering designed by MF Engineering.
- Soils test performed and certified by Soilstec engineers.
- Engineered Post-tension Slab foundation.
- All steel and formwork inspected by structural engineer for precise conformity to plans before concrete is poured.
- Swales may be incorporated in the general site contouring to expedite run-off

FRAMING CONSTRUCTION -WOOD STUDS AND EXTERIOR

- 2 x 6 Exterior Walls
- Treated sill plates
- Tyvek Weather Resistive Barrier house wrap or Zip Sheathing
- 20" deep open web floor trusses combined with 1-1/8" tongue & groove subfloor nailed and glued to framing

- Traditional 3 coat hand crafted stucco
- 5/16" Hardie Panel Fiber Cement Siding
- Fascia board and wood trim - Hardiplank, or treated
- Continuous Fiber Cement Soffit
- Exterior accent stained wood lap siding and soffit in select areas

ROOF

- 7/16" Radiant Barrier OSB roof deck with ply clips between each rafter and joint material
- GAF Timberline 30 yr HD composition shingles with 15 pound underlayment
- Attic Ventilation - Soffit Vents and air hawks

PLUMBING AND BATHROOM

- Interior CPVC Plumbing Lines
- Insulated water pipes in outside walls
- Schedule 40 PVC waste lines
- Gas lines to be of black steel pipe
- "frameless" glass shower surround with rain head + dual wall shower heads in master bath
- Designer plumbing fixtures (see finishes schedule)
- 2 Under mount sinks in master bath
- Large double bowl stainless steel sink in kitchen island
- 1 under mount stainless steel, single bowl sink in butler's pantry
- 1 InSinkErator disposal under main kitchen sink
- Freestanding soaking tub in Master Bath with Tub Filler

ELECTRICAL / GAS

- Specifications as per 2017 National Electrical Code
- Minimum 14 gauge copper electrical wiring in home
- Ceiling fans with wall mounted speed control provided in all bedrooms, living room
- Smoke and Carbon Monoxide detectors throughout
- Designer decorative light fixtures (see separate specification schedule).
- Decora rocker electrical switches
- Under-cabinet lighting with outlets in Kitchen
- Recessed can lighting

- Phone jacks in multiple locations with CAT5 wiring
- All patios include outlets
- Natural gas connections provided for furnace, cooktop, oven, water heater(s), fireplace, dryer, and ground floor patio outdoor kitchen grill.
- Heat-n-glo 42" gas decorative fireplace with remote control

AIR CONDITIONING SYSTEM

- Air conditioning and heating system is to be designed to meet specific requirements of the house
- High-efficiency Lennox 14 SEER Minimum A/C units.
- 2 separate systems for main house at 3.0 tons 1st floor and 3.5 tons second floor.
- 2nd floor master bedroom zoned separately with dampers.
- Whole house media filter for best of class filtration and ease of maintenance
- High-efficiency heat pump air handling unit
- Foil-backed A/C ducts
- Honeywell touchscreen programmable thermostats*
- 6" fresh air intake controlled by automatic damper
- 10" makeup air for kitchen hood vent

WINDOWS AND DOORS

- All windows are aluminum or composite frame with double paned argon-filled glass, thermal breaks, and low-E.*
- Steel and glass double entry door*
- 8' entry and interior doors
- 16' x 8' steel garage door with obscured glass and model 8550W lift master operator/belt drive with battery backup and keyless entry.

INSULATION*

- Poly-seal foam insulations at sole plate, on exterior walls, windows and exterior doors
- Fiberglass insulation with energy ratings as required by code.
- R-19 batt 2x6 exterior walls
- R-19 batt crawlspace and cold floors
- R-22 vaulted or cathedral ceilings

- R-30 Deadspots
- R-38 Accessible flat attic areas
- Install baffles at vents to insure air flow
- Use expandable foam polyseal to prevent air infiltration on base plates, windows, all penetrations of outside walls, all penetrations of top plates, first floor plates plates, first floor subfloor, and gaps in sheathing, tees, corners.

MASONRY/FLATWORK

- Concrete driveway and walkway
- Brick veneer exterior in select areas and outdoor kitchen

SECURITY SYSTEM

- Two (2) programmable touchscreen control panels including: 1st floor front door and master bedroom.
- A standby battery in the event of a power failure.
- Prewired and trim out for 1 interior passive infrared (motion) detector.
- Prewired for security camera at front entry and rear patio.
- One interior siren.
- Protect all operable windows and doors at 1st floor and all those that are accessible on 2nd floor (i.e. facing balconies).

TELECOMMUNICATIONS AND HOME ENTERTAINMENT SYSTEMS

Audio

- 5.1 surround: Living Room, Game Room
- Stereo: Dining Room, Back Porch, Master Bathroom

Video

- TV pre-wire: Living Room, Game Room, Back Porch

Network / WiFi

- WAPs: Living Room, Game Room, Back Porch, Master Bedroom, Study
- LAN: Master Bedroom, Study
- Gateway locations: Living Room, Game Room, Master Bedroom

Security

- Keypads Pre-Wire: Master Bedroom, Mud Room
- Full system pre-wire + siren wiring
- No panels or equipment included

Cameras

- Front, Left, Right, Rear yard pre-wire

Structured Wiring

- Central equipment location pre-wired
- Coax + CAT6 distribution
- Conduit for future expansion

FLOORING

- Engineered wide plank European white oak floors throughout.
- Wood treads on all stairs stained to match engineered wood floors.
- Natural stone or ceramic/porcelain tile in all entry, baths, utility areas.
- Tile Paver Flooring at all patios

CABINETRY AND TRIM

- Extra Large Walk in pantry
- Contemporary custom design and site built upper and lower kitchen and butler's pantry cabinets
- Soft-close hinges and drawer slides throughout
- Built-in dual container trash and recycling pull out drawer
- Built-in pull out drawers for pots, pans, and small kitchen equipment storage
- Custom fabricated steel interior handrails and exterior balcony railings
- Master bedroom closet with extensive built-in shelving and cabinetry with drawers
- Outdoor kitchen with 2 stainless steel doors for storage and trash receptacle

GARAGE

- Garage interiors are sheet rocked and painted with shop lights
- Wifi capable garage door opener and two remotes with keypad

SHEETROCK/PAINT

- Premium sheetrock finish with smooth skim coat for all walls
- Designer Sherwin Williams paint

TILE/GRANITE

- Quartz counter tops in Kitchen, Secondary Baths, and Master Bath for superior maintenance and appearance

- Natural Stone, Porcelain, or Glass Tile kitchen backsplash
- Porcelain or Natural Stone floor and wall tile in all baths

APPLIANCES*

- Thermador T30IR905SP-T18IF905SP 48" Panel Ready Integrated Column Refrigerator (30" Fridge/18" Freezer).
- Thermador ME302WS 30-inch double built-in oven.
- Thermador DWHD650WFM "Emerald" 6 program dishwasher.
- Thermador MD24WS 24-inch drawer microwave
- Thermador PCG486WD 48-inch gas cooktop
- 48" Monsoon I Hood Vent Insert
- Frigidaire 52 Bottle Wine Cooler

HARDWARE

- Designer door levers, cabinet knobs and pulls, shower rods, towel rods and rings, and paper holders provided by builder (see separate hardware specification sheet) OR as an allowance.

LANDSCAPING

- Large backyard with room for a pool
- Professional landscaping including trees, accent plants, mulch and sod in selected locations front and back yard with steel edging.
- Gravel for all heavy traffic areas
- Automatic sprinkler/Irrigation system
- 4 hose bibs
- 8' cedar privacy fence with rot board base, cedar cap and trim
- Gutters for drainage.
- Catch basins for surface drainage at select locations in yard with outflow through curb to street at front of property.

*Note -These items are typically used for Energy Efficiency Certifications and/or Green Building Certifications.