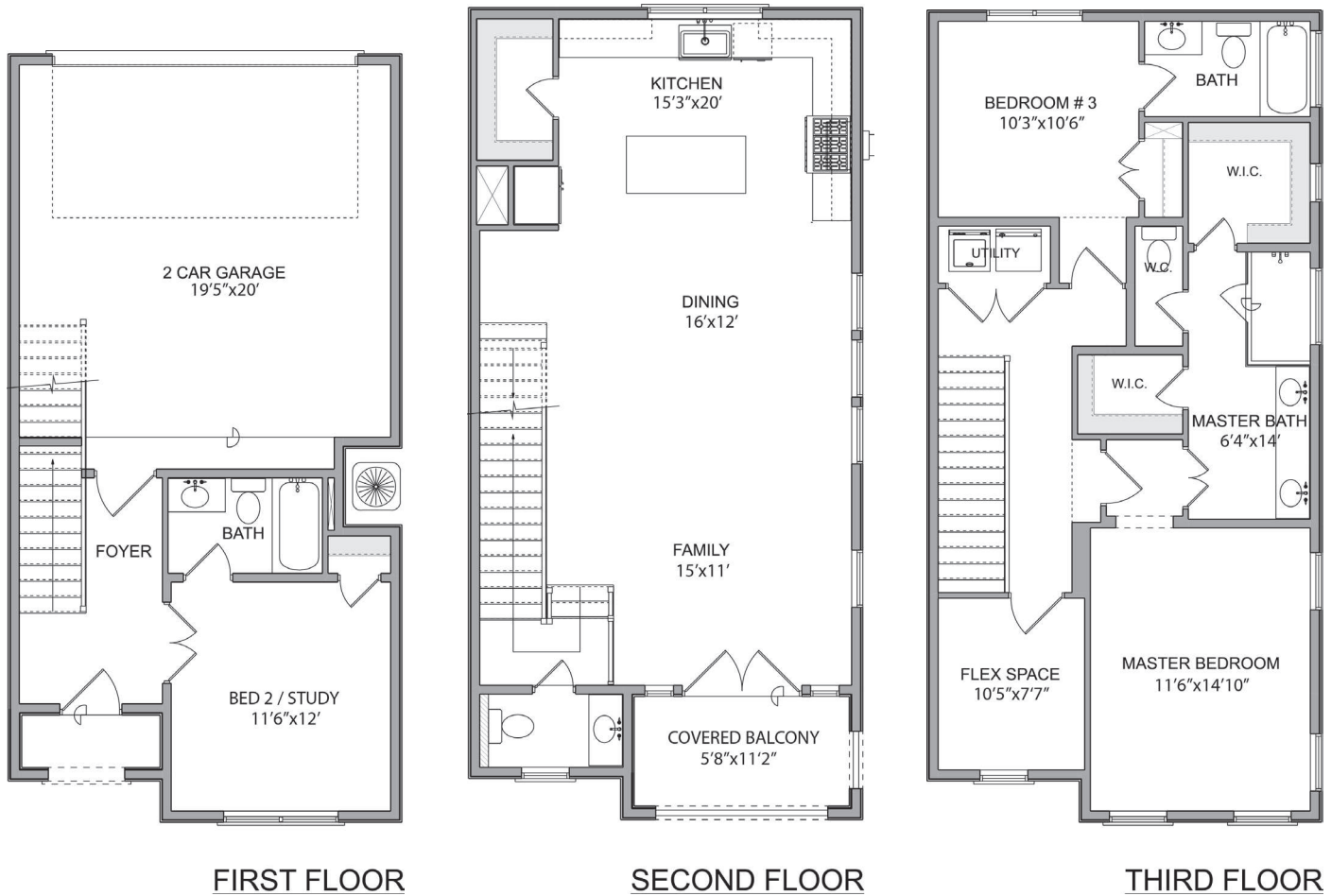


# FORTEZZA FLOORPLAN EAST END ON THE BAYOU, PHASE 3



3-STORY, 3 BEDROOMS, 3 1/2 BATHS, 2-CAR GARAGE, 1928 SQ FT PER BUILDER

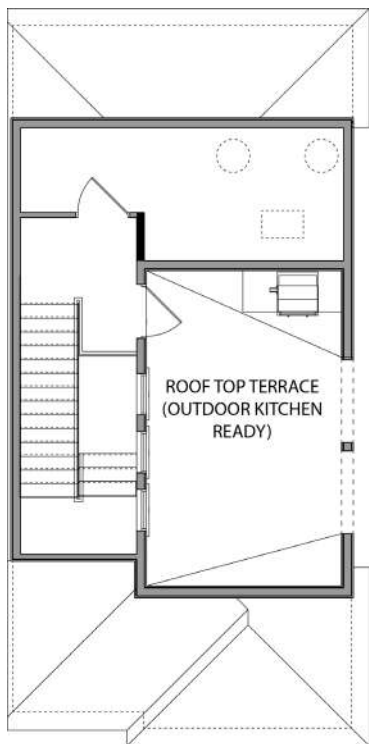
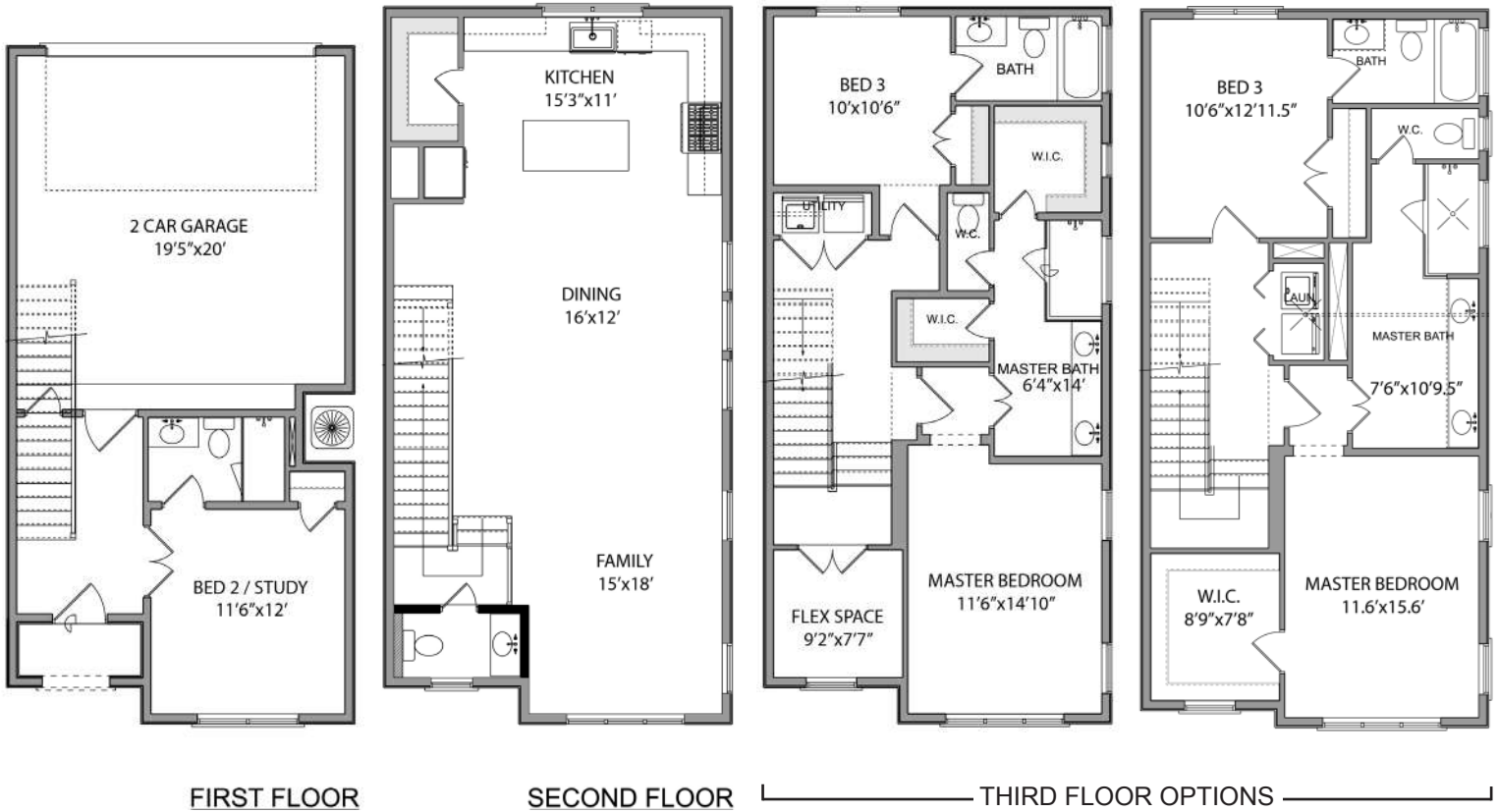


(713) 840-1051  
[info@dorado-builders.com](mailto:info@dorado-builders.com)



# CASTELLO FLOORPLAN EAST END ON THE BAYOU, PHASE 3

4-STORY, 3 BEDROOMS, 3 1/2 BATHS, 2-CAR GARAGE, 4TH FLOOR LANAI, 2125-2350 SQ FT PER BUILDER



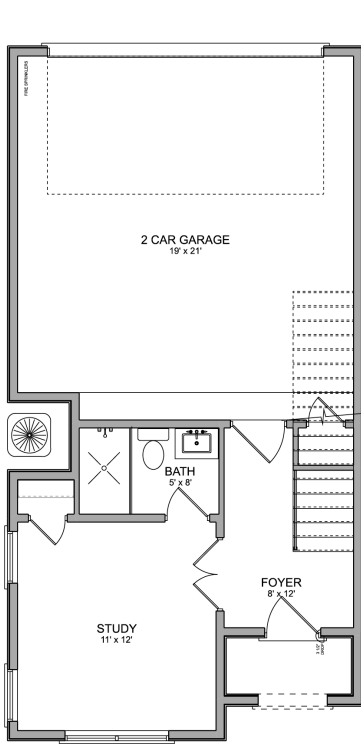
MEDITERRANEAN INSPIRED HOMES BROUGHT TO YOU BY DORADO BUILDERS WITHIN THE EAST END ON THE BAYOU MASTER PLANNED URBAN DEVELOPMENT, LOCATED ON THE SOUTH BANK OF HOUSTON'S HISTORIC BUFFALO BAYOU LESS THAN ONE MILE FROM THE CENTRAL BUSINESS DISTRICT, SPORTS STADIUMS, & ENTERTAINMENT.

- QUALITY AND ENERGY EFFICIENT CONSTRUCTION
- GREAT VIEWS OF DOWNTOWN
- CONVENIENT LOCATION TO WORK & PLAY
- CONNECTED TO BUFFALO BAYOU HIKE AND BIKE TRAILS (ACROSS THE BAYOU FROM THE EAST RIVER PROJECT)
- FIBEROPTIC INTERNET/"SMART" HOMES

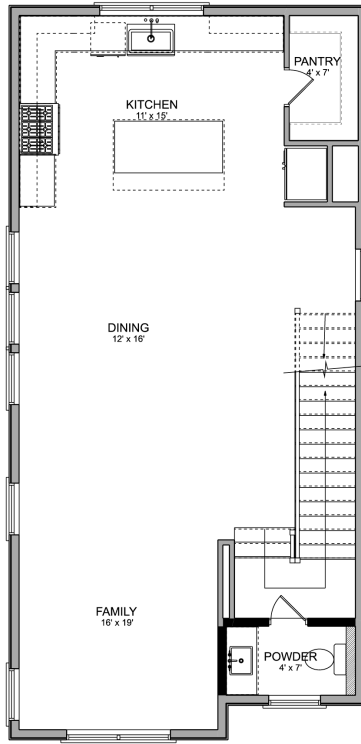
# PALLAZO FLOORPLAN

# EAST END ON THE BAYOU, PHASE 3

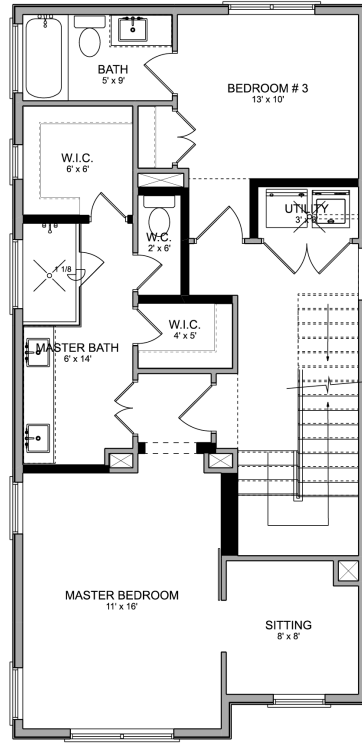
4-STORY, 4 BEDROOMS, 4 1/2 BATHS, 2-CAR GARAGE, 4TH FLOOR LANAI, 2465-2700 SQ FT PER BUILDER



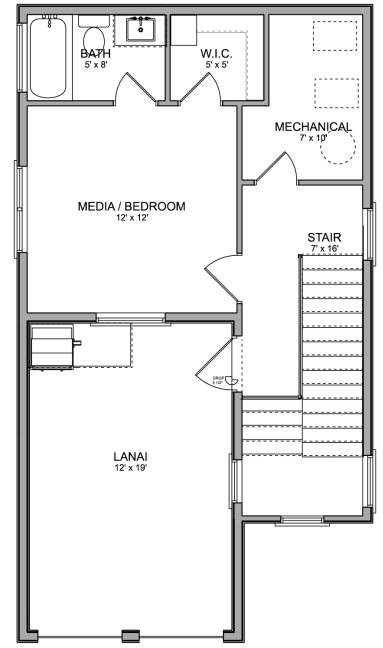
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



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 of 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 Developer may make modifications and changes to the project and information provided herein without notice.



## Dorado Builders at East End on the Bayou, Section 3 Standard Specifications 8/20/2020

### QUALITY ASSURANCE

- Slab on grade post tension foundation
- Home inspected by Wilcox Inspections LLC before sheetrock and at final stage of construction
- Express Limited Home Warranty, including a 3<sup>rd</sup> Party Warranty – See special Addendum for coverage and details

### GREEN BUILDING/ENERGY EFFICIENCY

- Fortifiber Weathersmart house wrap on exterior fiber cement siding, keeps water and moisture out
- Tyvek Stucco house wrap on exterior Stucco, keeps water and moisture out while allowing breathability and drainage
- One (1) High-efficiency 16.0 SEER air conditioning system
- Programmable thermostats with ability to sync to your mobile devices on WiFi
- Elevate windows comply with the newest energy standards
- R-19 batt insulation in walls and foam insulation for roofs allows extra storage and room in attics while providing higher energy efficiency
- Appliances offered and installed by builder are Energy Star Certified

### EXTERIOR

- ¾ Inch true 3-Coat Stucco System built to all industry recommended standards
- 12" Fiber cement 'smooth' lap siding, 50-year limited transferable product warranty on the exterior walls in between adjacent townhome
- CertainTeed Landmark Lifetime Architectural shingle 30 Year transferable warranty
- Carlisle WHIP 100 ice & water shield over entire roof to ensure is an upgrade over industry standard synthetic underlayment. Provides superior protection from leaks and eliminates

penetrations from installation with self-adhering technology

- 3'0 x 8'-0" Front door with a mahogany wood finish
- Upgrade from a traditional garage door to a 16' wide x 8' tall Garage door with woodgrain finish
- Brushed nickel or Oil rubbed bronze hardware
- Total Waterproofing, LLC provides water proofing on all balcony decks which provide a 5 year warranty from leaks

### INSULATION

- All Exterior walls of improved living area insulated with Batt insulation to a thickness of 5.5 Inches that yields an R-Value of 19
- Roofline insulated with Open Cell Foam insulation to a thickness of 6 inches that yields an R-Value of 22
- Cold floor spaces (Garage ceiling and porches) insulated with Open Cell Foam insulation to a thickness of 3.5 inches that yields to an R-value of 13

### INTERIOR

- Cabinetry
  - J&K Cabinetry maple cabinets with plywood frames or comparable product
  - White Pearl H9 Cabinet Style or other style within Builder's line of cabinets. Buyer may select other finishes / styles provided by Builder within 14 days of construction start
- Job built wood shelving in walk in closets and all secondary closets
- Custom built in dresser included at master his/hers closets and all secondary closets where space allows
- Ceiling fans in all bedrooms
- Wood flooring on stairs, kitchen, dining, living room, master bedroom and hallways. Engineered hardwoods. Selection to be





## Dorado Builders at East End on the Bayou, Section 3 Standard Specifications 8/20/2020

approved by homebuyer within 14 days of request by Builder. Otherwise, Builder shall make selection

- Advantech 1-1/8" thick tongue and groove CDX subfloor, glued and screw shank nailed
- Carpet in secondary bedroom on 3<sup>rd</sup> floor and Flex Room
- Ceramic tile, travertine, or marble in first floor living, bathroom floors, shower floors, and shower walls
- Large 8-3/8" baseboard
- Trim around windows, doors, and cased openings
- Wiring for Home Security, TV, internet, phone service. High speed / fiber optic service available from AT&T Uverse
- Home security system installed
- Wiring for speakers in Living Room and Patios
- Cat 5 and low voltage wiring throughout to make it "Smart Home Ready".
- Laundry tile to match tile in bathrooms and entry
- 2cm marble quartz countertops (with 4" matching rectangular backsplash at vanities) and mitered edges. Selections provided by Builder.
- Up to 5 dimmers that can be controlled with mobile devices
- Craftsman staircase with stained wood treads and painted risers.
- Pfister Weller collection for faucets throughout the house. Brushed nickel or oil rubbed bronze.
- Undermount rectangular white vanity sinks
- Toilets – Vortens standard white or equivalent
- Paint by Sherwin Williams or equivalent from the builder's grade section. Client can choose up to three colors
- Interior Lights
  - LED recessed mount lights
  - Kitchen island chandelier selected by Builder
  - Kitchen under cabinet lighting and plugs selected by Builder
  - 2-light vanity at bathrooms (\$125/each)
  - 4 ceiling fans (\$125/each)
- Door hardware shall either be brushed nickel or oil rubbed bronze
  - Privacy (\$25.70/each)
  - Dummy (\$12.96/each)
  - Passage (\$24.37/each)
  - Entry (\$78.38/each)
  - Deadbolt (32.12/each)
- Bath accessories
  - Toilet paper holder (\$21.56/each)
  - Towel Bar (\$27.82/each)
  - Hand towel ring (\$16.33/each)
- Cabinet hardware
  - Pulls (\$2.09/each)
  - Knobs (\$1.39/each)
  - \*pulls at kitchen/bar drawers, knobs everywhere else.
- Mirrors
  - Beveled edge 36"x36" (if space allows) mirrors (\$138.04/each)

### KITCHEN

- kitchen faucet – Pfister first Series Pulldown in stainless steel
- 30" undermount farm house sink
- Samsung Slide-In Gas Range NX58M9420SS with Wi-fi Connect
- Zephyr under cabinet hood insert 36" Wide AK7136AS
- Samsung 25 cu. ft. Capacity French Door Refrigerator: RF263BEAESR with External Water and Ice Dispenser with Samsung Twin Cooling technology
- Samsung Dishwasher DW80M2020US
- Samsung Countertop Microwave MS19M8000A with stainless steel built-in trim kit
- Wine Cooler with stainless steel finish



## Dorado Builders at East End on the Bayou, Section 3 Standard Specifications 8/20/2020

### BATHS

- Glass shower door at master and first floor shower
- Tub/shower combo at 3<sup>rd</sup> floor bath.
- Undermount rectangular white vanity sinks

### HOME WARRANTY

- Please refer to Express Limited Home Warranty addendum for details.

Buyer must make timely selections on every item requested by Builder. Unless otherwise approved, Buyer shall make selections within 14 days of request by Builder. Otherwise, Builder shall have the right to make best efforts to make the appropriate selections.

Change Orders will be required for all overages in expenditures from the Budgeted Costs or for any alterations, additions or changes to the original Construction Documents not listed in the above Schedule. Such Change Orders will be in writing and signed by Buyer and Builder according to the Change Order Procedure set forth in the Contract, which may include emails as outlined in the Contract.

The selections above are standard as of the date of the latest update of the specification sheet. Occasionally products are discontinued without notice or are unavailable due to supply chain disruptions. In those cases, Builder shall select a comparable product.