

NEW CONSTRUCTION

8606 HOFFMAN ST HOUSTON TEXAS 77016



Construction Details

- Foundation, frame Designed By Engineer.
- Foundation checked by surveyor
- 3000 PSI concrete foundation
- Treated Sill plate, Nailed to foundation
- Engineered steel support beam with wood columns
- Engineered roof trusses with high efficiency raised heels
- All floor ceilings 9' to feet in height
- 2x4 16' o.c. exterior wall construction
- 1/2" OSB plywood for sheathing for brick, stone and Hardie plank board
- Engineered wood support beam
- 1/2" drywall on walls and ceilings, or 5/8" where required.
- 14 inspections in addition required by the city\county

Energy Efficient Home

- Good man heating and cooling Conditioning Systems
- High Efficiency 14.5 SEER HVAC System
- Honeywell Programmable Thermostat with Wi-Fi Capacity
- R-13 wall insulation, living areas.
- R-38 Blown-in Attic insulation, living areas
- R-22 insulation on sloped ceiling and above garage ** **UPGRADE****
- Foil-backed R-8 A/C ductwork
- Exhaust fans to all bath
- Polycell insulation around windows, doors.
- High-Efficiency 50 gallons gas water heater, AO Smith
- Natural Gas cooking
- Energy Efficient Tech Shield Radiant Barrier roof decking
- Double Pane windows 0.68 U Factor Solar, 0.61 Solar Heat Gain
- Energy star rated multi-speed ceiling fan with wall switch control in family room and master bedroom

Exterior

- Tyvek House wrap at exterior walls
- Fiber cement board siding on side and back of house
- Rock/brick addition to front elevation
- Landscaping: Grass Seeding on the back yard. ** **UPGRADE****
- Fenced rear yard
- Concrete driveways and sidewalks
- Caulk exterior w/ NP-1 Caulk or equivalent
- Fiber cement exterior siding with lifetime manufactures limited warranty
- Weatherproof/ Tamper Resistance exterior electrical outlets near front & back entrance doors
- 7 ft fiberglass back door with stained glass design. ** **UPGRADE****
- 30 year Architectural shingles
- Termite Bait installed around perimeter of structure
- Motion Sensor Front Security Light ** **UPGRADE****
- Flood Lights on each back corner, extra lighting. ** **UPGRADE****
- Extended 7ft x 12ft Covered back patio with cement flooring ** **UPGRADE****
- 7 ft metal front door with stained glass design. ** **UPGRADE****
- Car Garage 18'x20'
- Drive way 48'x16'
- Landscaping: Three sets of planters in the front ** **UPGRADE****

Interior

- 9" Feet ceilings
- 3" in Baseboards
- Flooring: Ceramic tiles 15"x30". Running Bond Design Installation. Living, Kitchen, Hall Areas.
- 100% 6.6 Nylon Carpet in all Bedrooms
- 1/2" - 5# rebound carpet pad with standard carpet.
- Pre-wired for cable television in Primary Bedroom & Living Area.
- Master bedroom Walking Closet Extra Storage Shelving ** **UPGRADE****
- Smoke and carbon monoxide detectors

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Kitchen

- 3 CM granite countertops in kitchen. Extended kitchen island/ Bar seating. ****UPGRADE****
- Stainless steel Samsung Gas range oven
- Stainless steel Samsung Gas range microwave
- Stainless steel Samsung dishwasher
- Custom Design 42" Kitchen Cabinets with drawers.
- Disposal
- Stainless steel deep kitchen sinks with brush nickel faucets **** UPGRADE****
- Back splash designer grey tiles with white grout **** UPGRADE****
- 15"x30" Tiles Floor

Primary Bath

- 3" CM Granite countertops in restrooms with back splash. **** UPGRADE****
- 15"x30" Grey Tile flooring.
- Soaking tub with 12"x24" Porcelain Tile and added tile shelving. Rustic Design ****UPGRADE****
- Separate Walking shower with 12"x24" ceramic tile.
- Upgraded Sink Faucets
- Frameless glass shower door

Secondary Bath

- 3 CM Granite countertops in restroom with back splash.
- 15"x30" Floor tiles Running Bond Installation
- Ceramic tile wall shower/ tub area **** UPGRADE****
- Dark Gray 12"x24" Porcelain tiles with strip design and built in shelves.

Half Bath

- 3 CM Granite countertops with back splash.
- 15"x30" Floor tile
- Packet door **** UPGRADE****

Utility Room

- Custom Design Double shelving **** UPGRADE****
- 15"x30" Tiles

Garage Upgrades

- R-22 Insulation
- 3" Baseboards
- Painted Walls

Warranty Features

- 2-10 Years Builders warranty
- Detailed Home inspection by independent third-party inspector
- Roof shingles with 30-year warranty

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Receipt of Acknowledgment

The undersigned buyer of the property located at, 8606 Hoffman Street Houston Texas 77016, hereby acknowledges receiving the list of specifications from Manuel Hernandez, the builder.

Buyer Print Name

Buyer Signature

Date

Buyer's Broker Company Name

Buyer's Agent Name

Buyer's Agent Signature