

1811 Pannell #C, Houston Texas 77020

Construction Details

- Foundation designed by engineer
- Foundation location checked by surveyor
- Concrete piers
- 3000 PSI concrete to be used for foundation
- 4" gravel fill at foundation door
- Foundation footings
- Treated sill plate, bolted to foundation
- Wood frame
- All floors ceiling to be 9' high
- Engineered hardwood floors, wood support beam
- ½" drywall on walls and ceilings
- Inspections required by the City of Houston

Energy Efficient Home

- Goodman Heating and Cooling Conditioning Systems
- High Efficiency 14 Seer HVAC system
- PRO 1 IAQ thermostat
- R-13 wall insulation, living areas
- R-30 blown in attic insulation
- Foil backed R-8 A/C ductwork
- Exhaust fans in all bathrooms
- Polycel insulation around windows and doors
- High-efficiency gas water heater
- Natural gas range
- Energy efficiency tech shield radiant barrier roof decking
- Upgraded LED lighting on living, kitchen, & bathrooms

Exterior

- Tyvek house wrap at exterior walls
- Fiber cement board siding (factory pre-primed)
- Full SOD in front and back yard, fenced rear yard
- Wood fence 6' high on three sides of the whole property
- Upgraded iron gate one side of property
- Wood fence for semi-privacy rear garden
- Concrete driveways
- Caulk exterior
- Two exterior faucets
- Weatherproof exterior electrical outlets
- Garage door opener with remote control included
- 25 year architectural shingles

Interior

- 9 FT. ceiling on all floors
- 5 Inch baseboards
- Upgraded tile flooring on 1st floor upgrade
- Engineered wood floor on 2nd floor
- Ceiling fan in family room
- Upgraded LED island lighting contemporary
- Tile 1st floor
- Upgraded ceiling fans in two master bedrooms
- Smoke and monoxide detectors
- Interior electrical breaker service panel
- Iron stair railing

Kitchen

- 1.5" quartz countertops in kitchen island sinks
- Tile backsplash
- Stainless steel appliances package
- G.E. gas range oven
- G.E. over the range microwave
- G.E dishwasher
- Upgraded G.E. refrigerator included
- Cabinetry pine craftsman drawers painted, handles and full extension guides
- Soft close kitchen cabinetry
- Disposal
- Stainless steel deep sink with chrome faucet kraus

Master Bathrooms

- Upgraded contemporary quartz vanity tops with rectangular undermount sink
- Porcelain tile walls, sink, and faucet
- Elongated 2 piece toilet
- Rectangular alcove bathtubs with tile shower walls
- Tile flooring
- Ceiling fan

Master Bedrooms Features

- 1st floor master bedroom tile floor upgrade
- 2nd floor bedroom standard carpet
- Secondary bedroom walking closet
- Ceiling fan

Warranty Features

- 10 year Builder warranty
- Roof shingles with 25 year warranty

Receipt of Acknowledgment

The undersigned buyer of the property located at, 1811 Pannell #C Houston Texas 77020, hereby acknowledge receiving the list of specifications from InterVive America Inc., the builder.

Buyer Print Name

Buyer Signature

Date

Buyer's Broker Company Name

Buyer's Agent Name

Buyer's Agent Signature