

817 McIntosh Houston, Texas 77009

All Renovations were completed in 2019/2020 with Architect plans submitted to the City of Houston. All work required city permits and passed a multi-step inspection process approved by the City of Houston.

- **Room Addition** - Master Bedroom, Master Bathroom, and Back Porch are all new additions to the home and passed a multi-inspection process. Foundation work was completed in the front of the home in 2019, beams were leveled and replaced as needed. The new addition, (Master Bed, Master Bath & Back Porch), sits on 19 piers. All new piers were built with poured concrete measuring 12 ft into the ground with 3 feet bell bottoms, all reinforced with 1/2inch rebar. The new piers also have hurricane straps built into the pour. The new addition's foundation was part of the structural inspection and was inspected and approved by the City of Houston
- **Roof** - Replaced in 2020, All work was permitted, City Inspected, and Approved
- **Plumbing** - Replaced in 2020, New PEX Plumbing lines ran throughout the home in the attic, new tankless water heater in the attic, all new fixtures and new valves. All work was permitted, City Inspected, and Approved.
- (Days before the 2021 freeze, the owners shut off the main water valve and drained all water lines to avoid plumbing issues).
- **Electrical** - Replaced in 2020, New Electrical Box and all new Electrical lines installed throughout the home, All work was permitted, City Inspected, and Approved.
- **HVAC** - Replaced in 2020, New Duct Work and Registers, New 5 ton "Carrier" unit outside and New "Carrier" unit in attic, with city approved catwalk in the attic. All work was permitted, City Inspected, and Approved.

More Information:

- **Insulation** - Sprayed Insulation was completed underneath the entire home by Koala Insulation of West Houston. Closed-Cell Spray Foam with a 2 inch average depth throughout the home for energy efficiency. Approximately R-14. Koala provides a limited Lifetime Warranty. The front of the home has insulation and shiplap behind the sheetrock. The new addition (Master Bed, Master Bath) has rolled insulation behind the sheetrock.
- **Data Cable** - CAT6 data lines were installed in 2020 throughout the home for faster internet speed.
- **No Flood Zones** - This home has never flooded and does not sit in a flood zone.