

# 2214 Haverhill Drive

## Houston, TX 77008

### Homeowner Information

## May 2021

#### Overview

House purchased in Dec 2015 and extensively remodeled in 2016 with the main living area and kitchen opened up. Additionally, electric wiring and panel, HVAC system and ductwork, plumbing, insulation, gas plumbing & hot water heater, roof, and doors were replaced throughout. Sheetrock was replaced in the majority of the house. Ceilings were raised to 9' throughout the main living areas and Master bed/bath. House is energy efficient with the insulation, AC, and LED throughout. All cabinetry and the master closet were custom designed and built for the home.

Irrigation has been installed in the front and rear of the house for all lawn and flowerbed areas. Drainage from the rear and sides of the house have been installed. Gutters installed on front and rear of house with majority of downspouts draining into drainage system.

Front patio was expanded, and brick veneer added.

#### Amenities

##### Appliances

- Samsung French door refrigerator with icemaker and chilled water outlet. Water for the icemaker and water outlet are filtered through a built-in water filter located in the refrigerator.
- Samsung Oven/cooktop Combo
- Samsung Microwave with external vent fan
- Samsung Dishwasher
- Waste King Garbage Disposal

##### Audio:

Interior and Exterior has a variety of mounted speakers wired back to living room for central control. Living area is wired for front and rear surround sound. Additionally, the kitchen, garage, master bath, and rear patio are wired and have speakers installed.

##### Garage Door Opener:

The automatic garage door opener is a Chamberlain belt-drive, with a wall-mount control, 2 vehicle remote controls, an exterior-mounted keypad, and also wireless internet control via the Chamberlain

MyQ mobile app. This mobile app also provides status information about the garage door (e.g., opening, closing, obstruction).

### **Security:**

Cameras installed in front and one side of house routed back to on-site DVR. Accessible via App or the device.

Ring Doorbell installed with recording capability remotely. Accessible via Ring App.

Smart Open/Close sensors installed in front and rear entry of the house.

## **Plumbing**

### **System:**

All supply lines in the house are all updated and use Uponor PEX tubing.

Shower and Tub/shower combo drainage are PVC

### **Hot Water:**

The gas hot water heater is 50 gallons and is in the attic accessible through garage attic access.

### **Plumbing Fixtures:**

All toilets are Kohler.

Cast iron enameled Kitchen sink is a Kohler.

### **Gas:**

Exterior gas access for grill or future exterior kitchen.

Main gas line to the house replaced in 2021.

Range and Dryer areas plumbed for both gas and electric.

## **Environmental**

### **Air Conditioning/Heat:**

The house is heated and cooled by a 5-ton AC and gas heater. There is a Nest thermostat which controls the environment. This thermostat can also be remotely controlled via the Nest mobile app.

The AC/heater unit has a central filter located in the attic.

### **Attic:**

Attic access is via the retractable attic steps in the garage and in hallway between bedrooms. The attic contains the AC/heater and water heater.

Attic above a portion of the garage is decked to provide ample storage.

### **Insulation:**

Original insulation was removed throughout the house and new insulation was put both in the walls and in the attic. The attic has a ridge vent to help lower the attic temperature in the warmer months. Dampers installed above insulation on the 8-9 ft transition of ceiling to ensure airflow.

**Irrigation:**

Irrigation controlled by Rain Bird unit with Wifi capabilities. Can control all settings from Mobile app. Associated rain sensor located on the side of the house by garage.

**Laundry Room:**

Laundry area enclosed and added to living area provides indoor laundry room and storage area.

**Electrical**

**Wiring/Lighting:**

Outdoor sockets and those in the garage are protected by GFCI breakers, located on or near the actual fixture. The outlets in the two bathrooms are all protected by the GFCI breaker located in the master bathroom. All other outlets in the house that require either GFCI or AFCI protection are protected via the appropriate circuit breakers located in the outside breaker panel.

Lighting in interior and exterior of the house is LED, saving energy and providing long life. Wall dimmers are present on many of the lights where it may be desirable to lower the lighting, especially in the evening.

Under Cabinet lighting present throughout the kitchen controlled by 2 switches, one under the bar, and the other with the main kitchen lighting.

There is a wireless remote control for the living room fan, so the wall switch for that fan can be left in the "on" position.

Range and Dryer areas plumbed for both gas and electric.

**Cable/Internet:**

The house is wired for Cat-6E network connectivity and RG6/U coaxial cabling to various rooms (bedrooms, study, living, kitchen, patio). All wiring is run to the panel in the garage attic access.

Progression of interior remodel

Insulation removal (right)

Inside look at 50+ year old galvanized plumbing - replaced with PEX (below)











