

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 floor
- Foundation footings
- Treated sill plate, bolted to foundation
- Wood frame
- All floors ceiling to be 9' high
- ½" drywall on walls and ceilings
- Inspections required by the City of Houston

Energy Efficient Home

- Goodman Gas Heating and Cooling Systems
- High Efficiency 14 Seer HVAC system
- Ferguson 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 cooking
- Energy efficiency tech shield radiant barrier roof decking
- **Updated** LED Lighting on living, kitchen, and 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, one side of property
- Iron gate one side of property (**Upgrade**)
- Storage in garage
- 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
- Rear Garden

Interior

- 9 FT. ceiling on all floors
- 5 Inch baseboards throughout
- Engineer wood flooring in 1st floor living area
- Engineer wood floor in 2nd floor hallway, stairs, master, and secondary bedroom (**Upgrade**)
- Ceiling fan in family room (**Upgrade**)
- Ceiling fans in all three bedrooms (**Upgrade**)
- Contemporary wrought iron stair railing (**Upgrade**)
- Decorative modern chandelier stairway (**Upgrade**)
- Smoke and monoxide detectors
- Interior electrical breaker service panel
- Utility area porcelain tile flooring (**Upgrade**)

Kitchen

- 1.5" quartz countertops in kitchen island and sinks
- Porcelain tile back splash
- Whirlpool gas range oven
- Whirlpool over the range microwave
- Whirlpool dishwasher
- Whirlpool refrigerator included at no extra charge
- Pine craftsman cabinetry: painted, handles and full extension guides
- Stainless steel appliances package (**Upgrade**)
- Soft close kitchen cabinetry
- Disposal
- Kraus stainless steel deep sink with chrome faucet (**Upgrade**)
- Decorative modern accent lamp at kitchen (**Upgrade**)

1813 Pannell St, #C. Houston Texas, 77020

LT 1 BLK 1 PANNELL ESTATES

Primary Bedroom

- 10" High Ceiling **(Upgrade)**
- Upgraded contemporary granite vanity tops with rectangular undermount sink
- **Updated** Porcelain sink and faucet
- Elongated toilet
- Walk-in shower with tile walls and marble flooring **(Upgrade)**
- Ceiling fan **(Upgrade)**
- Engineer wood floor **(Upgrade)**

Second Bedroom

- Engineer wood floor **(Upgrade)**
- Walk-in closet
- Ceiling fan **(Upgrade)**

Third Bedroom

- Carpet flooring
- Ceiling fan **(Upgrade)**

Second Bathroom

- Bathtub with porcelain wall tile and porcelain flooring
- Extended quartz vanity

Warrenty Features

- 2-10 year Builder warranty
- Roof shingles with 25 year warranty



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LT 1 BLK 1 PANNELL ESTATES

Receipt of Acknowledgment

The undersigned buyer of the property located at, 1813 Pannell St, #C. Houston Texas, 77020, hereby acknowledges 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