

FEATURES AND RECENT UPDATES

1. Paint

- a. Repainted interior in September 2021.
- b. Repainted exterior May 2018.

2. Security

- a. Installed Ring camera doorbell with remote chime unit.
- b. Installed alarm system with backup battery, sensors on all windows and doors, movement sensor in living room, 2 control panels (Garage Entrance and Master Bedroom), dedicated phone line wiring and siren in attic.
- c. Installed security camera system including 2 cameras (2 additional cameras available to install)
- d. Dedicated Ethernet port for security system.

3. Energy-Efficiency

- a. Installed two Nest Learning Thermostats to control the two AC units.
- b. Installed tankless water heater, providing hot water up to 4 times faster and reducing water and energy waste.
- c. Reflective Insulation at attic - LP Tech Shield Radiant Barrier – reduces attic temperature thus improving AC efficiency and reducing energy costs.
- d. All internal and external lights were converted to LED (80% of energy savings)
- e. Insulated garage door
- f. Replaced upstairs AC evaporator coil in 2019. Both AC units performance reviewed August 2021.

4. Technology

- a. Ethernet wired home, 1 port in each bedroom, 1 in kitchen and 1 in living area.
- b. Cable TV wiring (RG59) in all bedrooms and living room with a distribution panel.
- c. Telephone wiring (uses CAT5) in select rooms (can be converted to Ethernet for additional data port)
- d. Ethernet Patch Panel with 12 ports, with 5 open positions (could move telephone wiring to Ethernet for extra ports).

GENERAL SPECS

1. Front Door: 8' Solid Mahogany Wood Door with Clear Glass
2. Exterior Doors: Solid Core Metal Doors with Clear Glass
3. Interior Doors: Two Panel - Painted - Throughout Home
4. Windows:
 - a. All windows are double pane, low E, insulated.
 - b. Front: Jeld-Wen Wood Windows at Front Elevation
 - c. Others: Jeld-Wen Vinyl Windows Throughout Remainder of Home

5. Moldings: Crown Molding Throughout (excluding master bedroom, utility, bathrooms, and closets).
Beadboard Wainscotting at Powder Bathroom.
6. Plumbing: Moën Camerist (kitchen) and Brantford (bathrooms) styles in Oil Rubbed Bronze finish throughout the house
7. Reflective Insulation at attic - LP Tech Shield Radiant Barrier – reduces attic temperature thus improving AC efficiency and reducing energy costs.
8. LED recessed cans throughout house except bedrooms 2 and 3.
9. Over the Air (OTA) attic antenna for free TV.
10. Maintenance free Pavers in back patio and main entry way.
11. Barbecue area with pavers in back patio.
12. Gutters on both sides of the house with downspouts directly to the outside ditch.

INTERIOR SPECS - GENERAL

1. Wood Flooring: Oak Hardwood Flooring Throughout the house.
2. Tiles: 12" Travertine Ivory Classic (#382 Bone Grout) used in Bathrooms & Utility.
3. Thick baseboards throughout the house.
4. Crown molding in Living, Bedrooms and aisle (excluding Master Bedroom).
5. Hardwood floors in all bedrooms and living areas (except bathrooms and laundry).
6. Custom shades in all bedrooms and living areas.
7. Custom cabinetry in closets.
8. Dimmable light switches in Master Bedroom and Living room.
9. Exhaust fans in bathrooms.
10. Utility Room with cabinets for ample storage. Electrical and Gas connections for Dryer.
11. Ceiling fans in all three bedrooms.
12. Exhaust ceiling fans in all three baths.
13. Garage opener with light enabling sensor (no dark walking).

KITCHEN FEATURES

1. Jenn-Air Stainless Steel appliances, 4 burner-Gas Stove, Gas Oven, Microwave and GE Monogram 36" Wall Mounted Hood Vent hood.
2. Kenmore Elite Dishwasher. Super Silence 44 dBA.
3. Kitchen counter electric plug with USB ports.
4. Under cabinet LED lighting.
5. Oversized drawer for large pot and pans.

For more information, contact Saeed Tellawi at 832.526.9675 or s@amtell.biz. Thank you.