

Improvements And Condition Of Home

The roof is 3 years old.

Driveway, patio and side walks replaced one year ago.

Windows and Doors. All windows replaced by Window World one year ago. They are high efficiency and meet the City of Houston Code. All doors replaced but the front door.

HVAC. We replaced the condenser and copper line to 3 year old furnace. We also replaced all supply ducts with R8 flexible ducts and replaced all grills.

Insulation. Today's R value in the attic should be 38. We sprayed an additional foot of insulation in the attic.

Electrical. Community homes came with 100 amp service. New 200 amp service with ground fault interrupt breakers installed. Underground electrical line replaced to meet improved capacity. All fixtures in the home were replaced with LED lighting in the entire home except front porch. Recessed lighting installed in kitchen and living room. Additional electrical lines installed for kitchen appliances, for HVAC, condenser, water heater and sockets replaced with child proof sockets. Five ceiling fans installed.

Plumbing. Community homes have galvanized plumbing that are closing up, have low water pressure and outdated fixtures and valves. All supply lines in the home have been replaced with PEX lines and fixtures are of high quality. Sewer line in yard has been replaced. All sinks, toilets, shower and tub have been replaced.

Cabinetry. The home has custom cabinetry with linear footage comparable to million dollar homes. It has a wine bar, cabinet and counter in mud room and shelving in 2 walk-in closets.

Counters. Counters are a level 4 granite in kitchen and master bath called blue flower and the other bathroom has quartzite.

Appliances. Upgraded Samsung appliance package costing \$2000 more than the standard builders grade.

Tile and Flooring. Porcelain tile was used instead of ceramic. It is harder and holds up better. The wood flooring is laminate with moisture barrier. It is critical as Houston has moisture and high humidity.

Respectfully,

Brian Marecek