

# Specifications and Upgrades

Builder: Avery Custom Homes

Property Address: **130 5th Street, Sugar Land, TX 77498**

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## Exterior Description

- Foundation: Post tension foundation Slab on grade;
- Roof Surface: 30\_yr Asphalt shingle roof
- Exterior Walls: Cement Hardi Siding, Brick
- Gutters and Downspouts: Included★
- Water/ Sewer: Public Water, Public Sewer
- Windows: Black exterior, white interior vinyl ;double pane low e
- Specialty Window/door : black slide door ; 12ft wide , 8ft tall★
- Driveway: Double- wide concrete
- Garage: Oversized 2 car; detached
- Front Door: Four glass panel wood
- Landscaping: Sod
  - Sprinkler system: Included★
- Special features: Front porch, Back patio, Fenced yard

## Electrical/Wiring

- Prewiring:
  - Speakers: Living room, primary bedroom, primary bathroom, study, front porch, back patio★
  - wall mounted tv height outlets and cat 6 ethernet cables: Bedrooms, living room, study, primary bath, and back patio★
  - Security cameras: 8 wires ready for cameras along the exterior★
- Security: Ring Doorbell, Keyless front door entry, electric garage door opener, garage opener keypad all included, active alarm on all windows and doors★
- Remote controlled Ceiling Fans: Study, bedrooms, living room, back patio★

## Heating & Cooling

- Cooling: Central electric
- Heating: Central gas
- Controls: Programable Wifi enable thermostat★
- Fireplace:
  - Type: gas log
  - Finish: thin brick with a white mortar slurry

## Insulation

- Walls: Spray foam R-13
- Roof deck: Spray foam R-20

## Kitchen

- Cabinets: Premium hardwood, custom color, soft closed doors and drawer, upgraded to the ceiling, soft close pull out trash and recycling bin★
- Countertops: Upgraded Quartz★
- Includes: 33in Utility sink with accessories, upgrade horse power garbage disposal, Samsung gas range, dishwasher and microwave, custom built-in vent hood, and walk-in pantry★

## Finishes ad Upgrades

- Flooring:
  - Premium white oak engineered hardwood: All throughout except secondary baths, primary bath, and laundry room★
  - Porcelain tile: primary bath, secondary bath 2&3, laundry room
- Countertops: upgraded Quartz throughout entire home
- Plumbing fixtures and bathroom accessories: Delta
- Custom Primary walk-in closet: includes soft closed pull out drawers, adjustable shelving, and stainless steal rods.★

## Builder warranties★:

- 1 year builder's craftsmanship
- Roof: 30yr
- HVAC: 3yr manufacturer
- 2 yr mechanical, electrical, plumbing
- 10 year structural