

The following Standard Features and Included Services listing applies to all Owner occupied residential one-story single family homes, located inside of the I-610 Loop with up to 3,000 sf. of livable space. Quantity restrictions apply - ask about Specifications for more details.

Professional Services

We provide a full suite of professional services that most builders charge extra for. These include: design consultation, architectural drawings, engineering plans, energy certifications, permit expediting, project management, land surveying, soils analysis and/or geotechnical testing. We carry a \$1m GL & \$2m builders risk insurance on your home during construction so you don't have to.

Lot Development

We provide demolition for any existing structures on your lot that is smaller than the new home footprint along with site work and lot development. Utility service connections of sewer, water, gas and electrical with usable connection points are also included. We will make unlimited trash and debris haul-off's with regular portable restroom servicing. Your concrete driveway, sidewalks and flatwork with installation is standard with broom finishing. Our final grading and professional landscaping package includes 2 Live Oak trees, 15 shrubs/bushes, 1,500 sf. of sod and 2 cubic yards of mulch which gives your new home a nice finishing touch.

Structural Integrity

We take the structural integrity of your home seriously and provide you with your choice of pier or slab foundation with 3,000 PSI concrete, 1 1/8 in. Advantech ® subfloor, 2x4 #2 grade studs spaced at 16 in. O.C. with 110 MPH windstorm engineering & 7/16 in. OSB full home sheathing.

Quality Assurance

- 10 Year Warranty on structure and habitability;
- 2 Year Warranty on Plumbing, Electrical & A/C;
- 1 Year Warranty on Builder workmanship;
- EPA Partner for Energy, Water and Air;
- Engineered foundation inspected at 3 stages;
- Framing inspected and certified on every home;
- 3rd Party quality inspections at multiple stages;
- 3rd Party energy rating & testing at two stages;
- Daily inspections by experienced construction staff;
- Windstorm engineered for speeds of up to 110 MPH;
- 6 ft. tall privacy screened security fence (during construction);
- Cellular alarm system with 24/7 monitoring (during construction);
- ~10 code enforcement municipal inspections;
- 100% quality materials (above required standards);
- Workmanship quality is held to the highest standard;
- Supported by the Greater Houston Builders Association;
- Member of the Texas Association of Builders;
- Member of the National Association of Builders.
- Owner walkthroughs scheduled at three key stages.



Environmentally Friendly

- EPA ENERGY STAR Certified Homes;
- EPA WaterSense Certified Homes;
- EPA airPLUS Certified Homes;
- NEST® Programmable Thermostat;
- TechShield® Radiant Barrier Roof Decking;
- 16-SEER Energy Efficient Air Conditioning;
- Soffit and Ridge Roofing Ventilation;
- Energy Star® Certified Appliances;
- Low Emissivity Energy Efficient Windows with screens as needed;
- LED Compact Lighting;
- Environmentally H2O Friendly Commodes;
- High Capacity Eco-Friendly Water Heater;
- Air Sealed Windows, Doors & Penetrations;
- Level 5 Insulation for Comfort & Reduced Noise;
- PEX Plumbing System installed for water quality;
- Water-Proof Double Layer Exterior Shell.
- Built using carbon footprint reduction best practices.



Interior

- Contemporary/modern styled upgraded interior finishes;
- Spacious walk in closets in every bedroom;
- Engineered wood flooring throughout the home;
- Beautiful upgraded tile floors in all Bathrooms and Utility room;
- Square drywall corners with light wall texture;
- Sherwin Williams ® high-quality interior paint;
- Raised two-panel square interior decorator doors;
- Phone and cable provided in living area & bedrooms;
- Remote controlled fans in master bedroom and family;
- Blocked and wired for fans in secondary bedrooms;
- Upgraded designer light fixture package standard;
- Upgraded designer hardware for all doors and bath hardware;
- Functional utility room with shelving;
- Modern rocker light switches;
- 6 in. square baseboards throughout the home;
- Half light rear patio door with integral blinds;
- Spacious ceilings up-to 9-feet high with ceilings details.

Exterior

- James Hardie ® fiber cement siding, decorator panels, trim and soffit with a 25-year Warranty;
- Sherwin Williams ® three-tone exterior paint;
- 30 Year architectural shingles with limited lifetime warranty;
- Designer modern front door from the CRV Collection;
- Upgraded handle-set with Nest® x Yale digital deadbolt;
- Exterior lighting included standard;
- Pre-wire for garage door opener (if applicable)
- Positive drainage design to flow water away from home;
- Three hose-bibs on exterior of the home;
- Decorator address placard and mail box;
- Up to 150 ft. of 6 ft. tall horizontal fencing with passage gate.

Smart Home Automation

- Nest ® Video Doorbell;
- Leviton Wi-Fi Light Switches;
- Nest x Yale WiFi Front Door Lock;
- Nest Outdoor Camera;
- USB Charging Outlets;
- Smart meter access to detailed views of your electric usage.

Kitchen

- Modern Shaker Cabinetry with 6 inch bar pulls;
- Upgraded soft close hinges on all doors and drawers;
- Stainless steel appliance package featuring free standing gas range, microwave/range hood combination vented to the exterior & energy efficient upgraded eco-wash cycle dishwasher;
- Quartz Countertops and field tile designer backsplash;
- Up to three pendent lights over the island;
- Gas connection supplied to range standard;
- High-efficiency garbage disposal standard;
- Stainless steel large basin handmade under-mount kitchen sink;
- Upgraded large modern kitchen sink faucet with sprayer standard.
- Ice maker hook-up for refrigerator.

Bathrooms

- Modern Shaker Cabinetry with 6 inch bar pulls;
- Upgraded soft close hinges on all doors and drawers;
- Comfort height double vanity in Master Bathroom;
- Quartz countertops with square under-mount sinks;
- Modern designer bathroom fixtures/accessories;
- Polished edge mirrors over all bath vanities
- Comfort height elongated toilettes in all bathrooms;
- Upgraded frameless walk-in shower with doorless entry and niche;
- Upgraded tile flooring in all bathrooms and utility rooms;
- Upgraded bathroom wall tile;



VA, FHA and Conventional Financing Approved
 Builder reserves the right to make changes in the plans and specifications, to change the features and or substitute material of similar quality without notice. Energy use and costs for all Homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, and or utility rates, climate and operation of the home. Please contact CRV Homes for more details. Prices subject to change without notice. Void where prohibited. Rev. 3/12/2020