

Dear buyer,

When we decided to build our home, we had a vision of an efficient, eco-friendly, smart home with cutting edge innovation and modern aesthetic. We wanted to team up with a builder who had an intelligent and progressive outlook towards home building, but after several months of interviewing custom builders, we were underwhelmed. After some serious consideration, we decided to take on the project ourselves. The whole process from start to finish took a lot of time and effort but it was well worth it.

We followed nationally acclaimed builders such as Matt Risinger; and used their best practices and techniques. We also followed national and international home shows to learn the latest trends. We incorporated several innovations featured in the IBS show (International Builders Show). We gave attention to seemingly mundane and uninspiring details, such as AC vents... we put in linear vents and concealed AC return ducts for a sleeker look. Design aesthetic was geared to create a timeless look, avoiding trendy fads, which tend to look dated in a few short years. We followed Scandinavian/Nordic designers, since they are at the forefront of modern interiors. All the finishes were carefully curated to give a modern vibe, while avoiding a cold, sterile look. It was important to us that our home had a cozy and organic feel. Since Houston weather has mild winters and allows for a lot of outdoor entertaining, we paid special attention to outdoor spaces. Pool features jacuzzi, in-pool lighting and water jets. Outdoor seating space features Isokern exterior fireplace and string lights. We also hand-picked all the foliage, incorporating special-order and unusual trees, climbers and perennial plants that provide year-round interest.



Foundation : Concrete Slab on piers with VOID Boxes. Why: Typical builders will choose a standard slab on ground or pier and beam construction. We wanted a solid foundation, one that lasts 100+ years. Houston has a lot of clay in the soil which expands and contracts, causing foundation issues, settling and cracks in the flooring. This foundation has heavy duty cardboard boxes below the blue plastic liner. Once the concrete is poured and hardened, the boxes disintegrate and create “voids” under the foundation, giving room for soil to expand and contract without cracking the foundation. This type of foundation typically costs 30% more than traditional foundations.



Termi-mesh around all concrete penetrations. Why? Subterranean termites are a problem throughout the world. Termimesh is a physical barrier to prevent termites from entering the house through penetrations. Typical builders will not install this.



2x6 construction with 1" ply. 2x4 wood is commonly used with 1/2" plywood. We opted for thicker wood for a sturdier build.



Exterior foam insulation. Why? Exterior foam is usually never seen in the south. It provides added insulation and R value to the home.



Tyvek Stucco wrap. – Standard Tyvek is commonly used in homes. We opted for the stucco version which is wrinkled. This wrinkling helps create an air gap between exterior sheathing and ply to keep it dry and avoid mold.





Zip Board on Roof. Why? Typical builders will use plywood on top. Zip board is water impermeable. The black-taped seams seal joints.



6" Firestone insulation board on top of zip board. Select HT on top of foam. Why? We wanted to remove any rain noise falling on a metal roof as well as create a cooler house. The Select HT is a water impermeable membrane on top of the foam for additional protection against leaks. When screws are penetrated into the membrane, it self-seals the hole.



Kohler DTV+ Digital Shower in master and Kohler DTV in guest and J/J bath. Why? Provides ultimate flexibility for controlling water temperature as well as user preferences.



Electrical Panels were divided into Essential, Battery Backed, Generator Backed panels. Why? Provides the detailed circuit breakers throughout the home and most efficient way of using generator.



All siding is Hardie branded cementitious siding to prevent any maintenance. No wood was used.

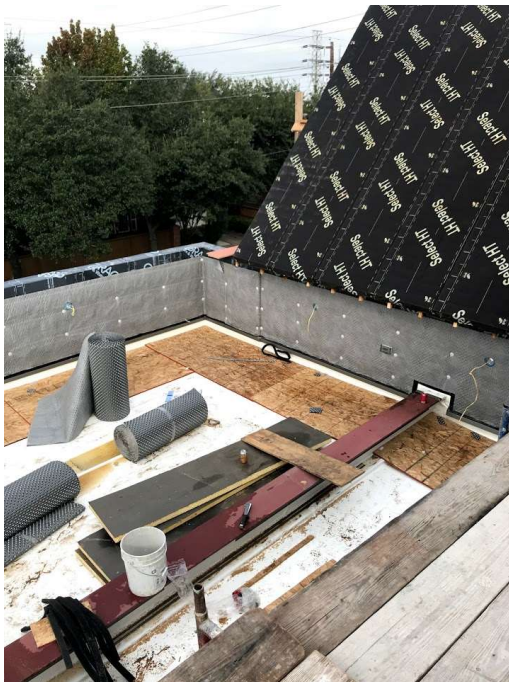


The blue sponge you see on the bottom of the brick was used to prevent the weep holes from being plugged up during installation of brick. It is left there permanently. This is usually never seen in residential projects.





Grace Ice and Water Shield on all terrace walls. Why? Prevent water penetration into home. Tyvek is commonly used.



Cosella Dorkin dimple mat under all stucco. Why? Prevents mold from developing under stucco. Commonly never used due to cost. We imported this from Germany.



Spray Foam through home and in between floors.



Purple 5/8" Drywall throughout home. Why: Purple drywall is mold resistant. 5/8" is thicker than traditional 1/2" used in homes, providing a more solid wall and improved noise insulation between rooms.





Underground rainwater storage tanks. These tanks store 3400 gallons of rainwater from the roof runoff. It is used for all landscape irrigation, making it very eco-friendly. If the tanks get empty during long droughts, the system switches to city water automatically.

Interiors:



Berloni Italian cabinets in kitchen. Italian Cerasa cabinets and vanities in master bath, guest bath and powder room.



Sugatsune Japanese hinges used on doors throughout the home. They are invisible and give a clean look. These hinges are rarely seen in homes due to high cost.



Flush mounted baseboards throughout home with FRY Reglet reveals providing a modern look.

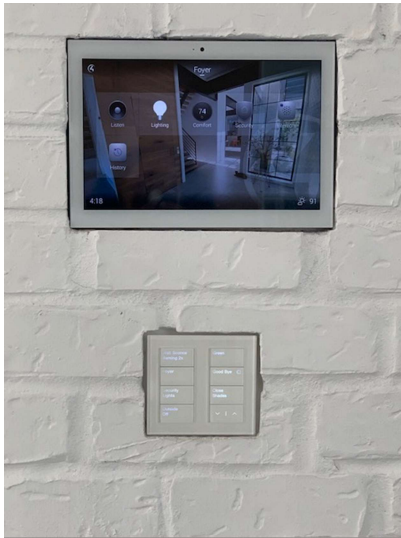


Heated floors in Kitchen and Master bedroom with digital controls, provide a warm and cozy feel during wintertime.



Lutron lighting panels provide centralized control of all lights in the home. Several glass keypads are used throughout the home. This removes “wall acne” and provides clean touchpads in each room. The lighting system ties into the automation system to provide dramatic lighting scenes combined with music.





Control 4 full home automation for all televisions, home theatre, lighting, security, temperature, door bell, shades/curtains, intercom. The home has 4 LCD touchscreens as well as remotes and iphone/android apps.



Master TV concealed in ceiling. The unit drops down with remote control. Kitchen island has a similar mechanism for the appliance garage. Living room TV is wall mounted and drops to provide optimal viewing height.



Cambridge concealed elevator with upgraded stainless steel cab and automated doors. Traditional home elevators have accordion doors. This elevator stops at all 3 floors.

Energy –

Solar panels make the house energy efficient, drastically reducing the electric bill.



Battery Backup system provides seamless switchover during a power outage, preventing automation system reboot during outage. The generator is programmed to take over after this.

The batteries themselves are capable of powering essential circuits of the home for one week. This provides overlap and also allows generator maintenance without power interruption, in case of a prolonged outage like we saw during Ike.



This is the inverter that converts dc power to ac power for the home to use.



Generac's premium liquid cooler 4-cylinder generator, premium protector series: liquid cooled and runs at a lower RPM, thus quieter and can run for several weeks before maintenance is required. It runs on natural gas and has an automated transfer switch.



### Safety Features:



Sprinkler system throughout the house provides fire protection. Inconspicuous sprinkler heads are used for clean look.

Outdoor cameras provide 360-degree images of the yard and house perimeter and can be remotely accessed real-time over the phone.

Doorbell is synced to home automation, intercom and cellphone, allowing real-time camera view and conversation with the visitor without opening the door or even remotely, if you are not home. We once conversed with someone who rang our doorbell, while we were on vacation in Europe.