

Unique Aspects of Home @ 419 E 25th St.

1. No wood framing, all steel construction with through thickness (not just coated) galvanize sheet metal siding.
2. Building designed for hurricane winds of 120 mph sustained velocity
3. Walls have 10" and ceiling has 12" of batt insulation. Can not hear rain except on a couple of outside through-wall vents.
4. All water lines are enclosed in the wall insulation. No freeze problems during the bad freeze of 2021.
5. 3 Zone HVAC system (upstairs area, downstairs area, and bedroom). Gas is used in the HVAC system for heating. Air filter is electronic that can have filters removed and washed with outside hose. NOTE: sometime a spark can be heard downstairs when large particles are pulled into the filtration system.
6. Two tankless demand supply hot water heaters.
7. Separate room upstairs over garage area connected with the covered breezeway used for office, TV, storage, that can be converted into a typical "man-cave". Provided with a split unit HVAC unit separate from the main building system.
8. Scored and acid-stained floors on both levels.
9. Bathroom vents use a common exchanger that returns 80% of the inside air temperature before discharging air to outside.
10. Equipped with a Generac generator.
11. Equipped with a whole house water filter system (currently not using as it does not now seem necessary as it did some years back).
12. All windows are double paned.
13. Main house area (HC Tax Data) is 2,956 sq. ft. and the above garage (not taxable by Harris County) is 840 sq. ft. ; for a total living area of 3,796 sq. ft.
14. Eave height is 20 feet.
15. Structure is grounded for lightning protection.



Assembled Structure



Typical interior room framing and exterior wall hat channels for sheetrock installation (batt insulation filled in behind hat channels that are attached to building girths and purlings).



Exterior Sheathing Installed with Thin Layer of Insulation. Thicker Batt Insulation Installed Inside Prior to Sheetrock Installation.



3 zone HVAC and bathroom(s) vent system.



Interior wall construction looking from inside master bathroom toward kitchen area.

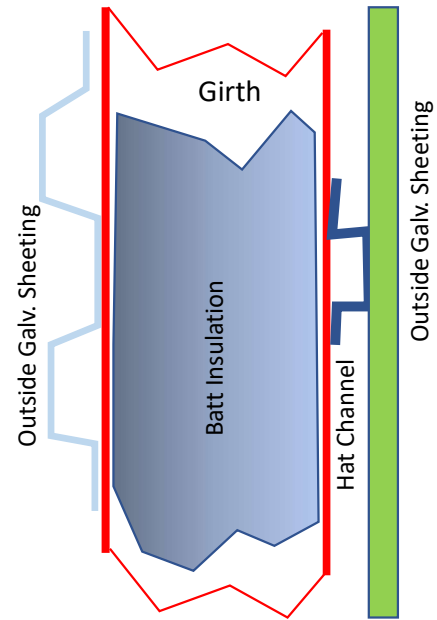
Interior Construction Photos



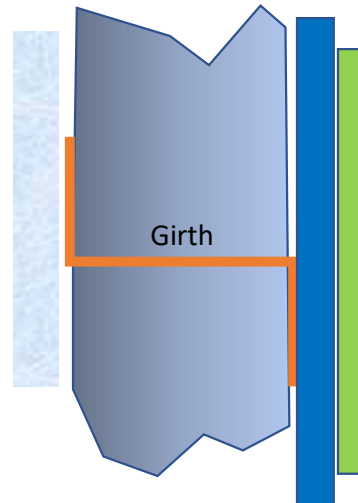
Typical Routing of Piping and Electrical Wiring before Batt Insulation is Installed.



Exterior Wall and Ceiling ready to install batt insulation before sheetrock attachment to hat channels



Wall Cross Section Looking Vertical



Wall Cross Section Looking Horizontal



Indonesian Bedroom Door
(5' x 8.5')



Thailand Clothes Closet Door
3' x 6.6'

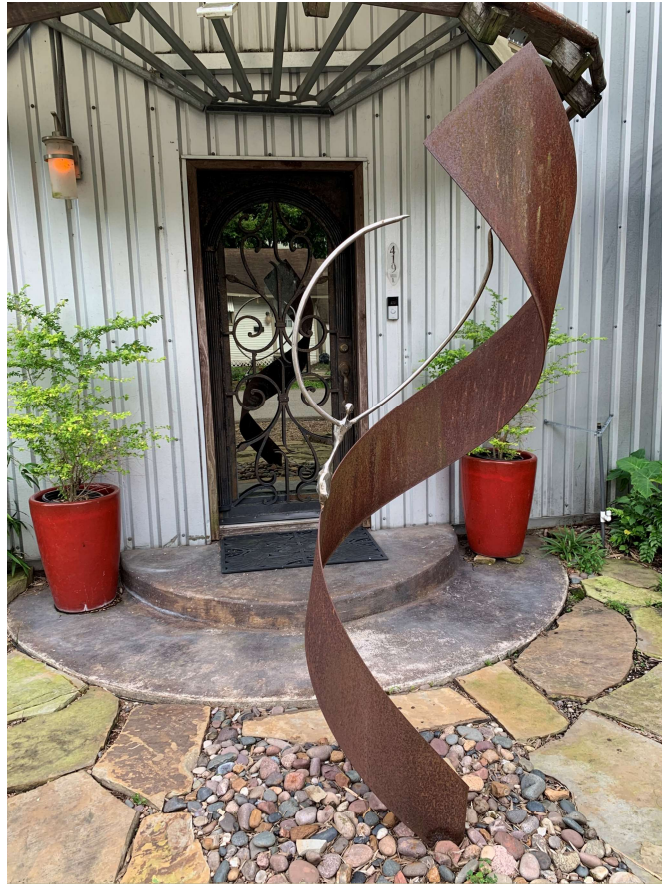


Chinese Storage/Library Room Door
3.8' x 6.5'

Antique Doors



12' Tall



6' Tall



8' Tall

Sculptures by Nic Noblique of Noblique Studios
Nobliquestudios.com



Kitchen Area Wall Cutouts (with changing-colored lights)



Kitchen Island
(with changing colored lighting)

