

The energy efficiency of this home was studied by the owner, thru an Owen's/Corning fiberglass engineer.

The wall insulation was engineered by the owner, that owned a heating & Air-conditioning Company of 33 years. Ductwork sealer was used on R-13 Batts to stop air infiltration. The Ceilings are R-30. From outside of wall to inside of air-conditioned space, all plugs, switches, plumbing piping and anything on outside walls were sealed with expand foam and silicone caulk at boxes that meet sheetrock inside of house.

The two Air Conditioning & Heating systems in the house are in their own equipment room, that is a conditioned space as well. The temperature of this room stays within 2-3 degrees of temperature inside the house. The ductwork is also in the conditioned space. Approximately 80% of this ductwork is also in the conditioned space.

One of the hot water heaters is also in the equipment room, not in a hot attic as well. The hot water heater is controlled by an electric timer so you can set time for usage for master bath, energy controlled. The hot water heater itself is covered by an insulated jacket that allows it to maintain hot water longer, before it has to come on.

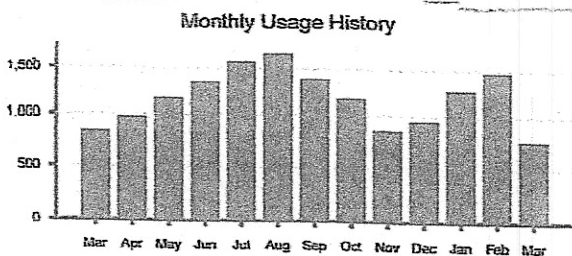
The second hot water heater is an on demand, propane gas unit. It controls kitchen, bath, utility room. This is also very energy efficient.

The plumbing pipe used is all copper, not the cheaper "Pex" water pipe you see today. Before I opened my HVAC company, I worked for a plumbing company and two HVAC companies. I am still a bit leery about Pex water piping. Their fitting is what really sets it apart. I hate to say it, but 20 years ago I saw sheetrock damage in quite a few homes in The Woodlands, some selling for 1 million dollars.

We have never had an electric bill over \$200 in most cases substantially less, depending on the time of year.

I have attached a 12-month electric usage/cost chart to document all of the above. Please feel free to contact me through my real estate representative for any questions you may have. This house was built "Hands on", and I know you will enjoy it.

Thanks again! Michael W. Amick



Current Charges & Adjustments

Balance Forward	0.00
110-Base Charge	14.00
110-Delivery Charge (.03569 per kwh)	27.62
110-Energy Charge (.05938 per kwh)	45.96
Power Cost Adjustment (.02 per kwh)	15.48
Total Activity	103.06

Comparisons	kWh	Avg. Temp/Day	Total Charges
Current Month	774	61	103.06
Previous Month	1475	46	183.73
Same Last Year	831	66	99.01

Additional Highlights of 437 PR 6050

Fishing Pier

The end of September 2021 I purchased 6 gallons of Sherwin Williams paint primer and 10 gallons of Sherwin Williams Dark Brown Paint, to seal the treated wood first and have a dark Brown Finish coat that will last longer than a light color due to it being exposed to hot summers and cold winter weather.

The pump house and fish cleaning table were also repainted. There is also a small 50amp breaker box at main pier area with 110-volt plug. You have a 2hp pump located in pump house with a commercial timer to set your dates and times to water. In addition, I have installed a commercial surge protector to prevent any kind of power outage from damaging the pump and timer.

Lighting for front flower beds.

Under the front walkway to front door I buried 2 sets of schedules 40, ¾ pvc pipe to allow access to flower beds. The power supply is already run-in front stone wall, located on left side of walkway corner before you step onto porch on left side. The power is controlled by its own wall switch located just inside the front door, where other interior light switches are located.

Entry gate lights

Located at front gate you will find light poles, painted black on each side of gate. They are controlled by their own photocell located next to fence and black water meter box.

Water shut off valve

In storage closet to left of door into laundry room, there is an access panel that has a shut off valve to shut supply water off to all of house in case the main water meter was to fail.

Back porch storage racks

Under porch you will find two storage racks. They were put there to store any kind of lumber, PVC pipe, pvc electrical pipe and many other things to keep out of the weather and out of sight. There is plenty of room to store other things. You can access the door on end of porch.

Front Guest Bedroom

Measures 20' x 16' with two large closets. I have put on carpet blue painters' tape to show where a simple wall could be installed with two 2' doors to access to two new bedrooms, and each would have their own closets, window, ceiling fan, lights and additional satellite cables. These two bedrooms would now measure 16' x 10' each.

If you choose I can give you turnkey price to add wall, doors and finish complete.

Page two

Inground sprinkler access under new driveway

Before the crushed limestone driveway was installed, I buried in two locations. 4" pipe to run underground for sprinkler system access to yard and front flower bed. I wanted to do this for the new owner would save them money, and their driveway would not have to spend additional funds to have the driveway dug up.

Second story loft

Can serve as office, game room, or turned into a bedroom. See on carpet blue painters tape marked as size of double bed.

Flood lights outside

Both front and back of house each corner you will find flood lights. Each have their own motion detectors, and lights poser controlled inside house next to each exit and entrance door.

Cabin

Water and electrical supply have been buried in ground using 1" schedule 40 PVC pipe. It was buried down center of garden. Each location is marked by PVC pipe poking out of ground.

Hot water heater, 10 gallon is under double kitchen sink. Cabin has large closet with Bifold doors and large storage drawers.

Custom Made entertainment center and attached to it is tabletop to serve food and drink. Kitchen cabinets above and below sink, and drawers are all custom made.

Windows

Lots of windows to bring natural light in, like the main house has.

A/C & Heat

The Daikin mini split 2-ton heat pump with efficiency rating of 20 SEER is more than enough to heat and cool the cabin with little electrical usage. It comes with handheld controller. The unit was installed four years ago and has had minimal usage.

Power Supply

In bottom of entertainment center, you will find a 100-amp breaker panel, fed from main house power so the cabin could be isolated from main house.

Page three

Interior Walls Cabin

All yellow knotty pine, walls and vaulted ceiling. Before installing, I painted on both sides of wood oil base polyacrylic sealer, to weatherproof wood and give it a shiny natural look. It is beautiful and must be seen to appreciate.

Climate Control Storage

In the main house, the HVAC equipment room has storage and beyond it is another room for more storage. All these rooms are heated and cooled. Beyond second storage, I have stud walls up to expand the storage and are not climate controlled I have plywood flooring already in place.

Garden

We have been growing some of the sweetest vegetables for last 10 years in this 45 x 24' space, already deer proof, with cattle wire and 4x4 post, standing 6' off ground. We have tilled mushroom compost in this space from Madisonville each year.

Crops- Tomatoes, green peppers, green beans, snap beans, yellow squash, zucchini, lettuce, broccoli, and cucumbers. The list goes on and on. We have learned to can/freeze the above and enjoyed the fresh crop!

We also have 3 peach trees and 3 pear trees.

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