

**6622 Inverness Way** - home is a rare find, designed and built by a Scandinavian Craftsman and Home Builder. Born with the gene of quality, beyond the exterior beauty of this home, the builder designed this home with exceptional quality in materials, energy efficiency and structural integrity. Below you will find a comprehensive list of attributes that you will not easily see but sets this home apart from other homes in this market.

**Foundation:**

- Engineered Steel Reinforced cement foundation, is supported by 42 Bell-Bottom Builders Piers. Each individual Pier is 16" in diameter with a 36" Bell-Bottom and is sitting within Stable (Bedrock) Soil. This process stabilizes the house as the Texas Black Gumbo swells during Heavy Rains then dries up and cracks during the Hot Summer months.

**Walls & Frame:**

- The Exterior walls and Interior load bearing walls are framed with **2X6 Douglas Fir Studs** with the balance of the interior walls where framed with **2X4 Douglas Fir Studs**, which resist the warping, cupping and twisting of the Southern Yellow Pine.
- Large percentage of the Interior Load Bering walls are 12 inches wide. (framed 2X6 studded walls back to back).
- All Structural Beams in the house are Engineered Beams.
- The entire second floor built utilizing Engineered I-Joist and the sub-floor is **1-1/8** tongue and groove flooring, installed first with glue then screwed to the I-Joint.
- Exterior walls are sheathed in 1/2" OSB
- Exterior of the house is wrapped utilizing Tyvek Moisture barrier, which allows moisture to escape but not enter the home.

**Roof:**

- Tech-Shield Radiant Barrier for energy efficiency.
- 30 year architectural shingles with algae/stain preventive coating (5 years)

**Paint – Interior & Exterior:**

- Interior - Sherwin Williams SuperPaint, Interior Acrylic Latex – Lifetime Warranty
- Exterior – Sherwin Williams SuperPaint Exterior Acrylic Latex – Limited Lifetime Warranty

**Insulation:**

- Exterior walls - insulated with blown cellulose treated with borax.
- All interior wall cavities that have a water supply line or drain line - insulated with blown cellulose insulation for sound containment.
- All perimeter walls of the Laundry Room - insulated with blown cellulose insulation for sound containment.
- All walls of the upstairs Media Room - insulated with blown cellulose insulation for sound containment.
- Media Room floor sprayed with 4" of foam to prevent sound from transferring to the first floor living area below.
- Attic - insulated with a minimum R30 blown cellulose and fiberglass combination.

### **Air Condition:**

- Commercial Setup (attic) – (2) -Units with complete Plenum Duct Work, allows short drops into the home, allowing unrestricted airflow throughout the home.

### **Audio/Video/Network:**

- House, wired for Distributed Video and Network Capabilities.
  - Quad Shield RG6 Cabling supporting HD distribution & CAT5 network cabling.
  - Wireless Network System utilizing AT&T Fibre Optic (Interior and Exterior patio).

### **Electrical:**

- 400-Amps (2-Panel Boxes) delivered by underground copper wiring.
- Minimum 12 gauge copper throughout the house.
- Dedicated circuits in the Kitchen for all appliances and Garbage Disposal.
- Dedicated circuits in the Media Room to ensure “clean power” for auto video equipment.
- Dedicated circuits in the Garage to allow Refrigerators and Freezers continues power.
- Master Bath also has dedicated circuit.
- LED Lighting throughout the house.

### **Windows:**

- Simonton Vinyl Windows – Energy Efficient and resistant to High Wind and water entry.
  - Double Pane, Low-E, Argon filled with a protective glaze film applied to the glass to prevent the harmful UV Rays from entering the home.

### **Flooring:**

- Scrapped Wood Flooring – (1<sup>st</sup> Floor) Family Room, Dining Room, Office, Bedroom, (2<sup>nd</sup>. Floor) Master Bedroom, Landing Area and Halls.
- Porcelain Tile – (1<sup>st</sup>. Floor) Foyer, Kitchen, Halls, Bathroom & Outdoor Patio, (2<sup>nd</sup>. Floor) Master Bathroom, Laundry Room, Jack & Jill Bathroom, ½ Bathroom.
- Carpet – Venture StainMaster – (2<sup>nd</sup>. Floor) Media Room and 2<sup>nd</sup>. Floor Bedroom1 & Bedroom2.

### **Carpentry**

- Double Crown Moulding throughout the 1<sup>st</sup>. floor and 2<sup>nd</sup>. Floor common areas.
- Custom Framed Windows and Door openings throughout the home.
- Solid Maple Built-in Media Centre in the 2<sup>nd</sup>. Floor Media Room.
- Solid Oak Built-in Book Shelving in the Office.
- Circular Staircase with Wrought Iron Stair Railings.
- Built-in Cabinetry and Shelving in the Master Closets, Shelving in 1<sup>st</sup>. Floor Bedroom closet and 2<sup>nd</sup>. Floor (2) Bedroom Closets, built-in Cabinetry with shelving in the 2<sup>nd</sup>. Floor Bedroom.
- Austin Lime Stone – Gas Fire Place in Family Room
- Outdoor Living Area (800+ SQ FT.) – Beaded Ceiling, 17-Ft. Austin Lime Stone Fire Place
- Outdoor Kitchen – Cabinetry wrapped with Austin Lime Stone

### **Kitchen**

- Cherry Cabinets with 42” Upper Cabinets with built-in Stove Vent.
- Cherry Island Cabinets (50”Wide X 80”Long) with Built-In Wine Cooler by Edgestar
- KitchenAid Appliances – 36” Gas Range Top, built-in Electric Oven & Microwave Combination
- LED Lighting - Under Counter and Over Cabinet Lighting.