



Naeem Siddiqui Real Estate Group

Special Features, Updates & Non Realty items staying with the home.

Property Address: 2787 FM 1008 Dayton TX 77535.

- 2017 Metal standing-seam roof (with 50 year warranty) and radiant barrier
- 2018 11.1 KW solar system with Solar edge inverter with warranty
- 2019 Flood protection system with Flood Ark gate and 1000 GMP pump
- 2019 2013 John Deere 1025R with PTO for pump
- 2017 Tank less Rinnai gas water heater
- 2018 Ilve 40" gourmet gas cooktop and double electric oven
- 2019 Electrolux double-size refrigerator/freezer with icemaker
- 2019 All new kitchen and utility room cabinets
- 2019 Formed concrete and butcher block countertops in kitchen & utility room
- 2019 Custom master bedroom closet system with built-in auto-lights
- 2019 22 KW Generac whole house generator with separate 500 gal propane tank
- 2019 Decorative concrete overlay floors throughout, sealed with epoxy
- 2023 Re-enforce foundation under 25' fireplace
- 2017 Mosquito spray system encircles the house w/ 55 gal tank
- 2019 8' X 12' green house with electricity & water

- 2015 10' X 20' yard shed with 8' lean-to for tractor with electricity & water
- 2019 Multiple raised gardening beds
- 2022 Remodel upstairs bathroom with large walk-in shower
- 2019 2 exterior 8' Knotty Alder French patio doors with built-in window shades
- 2018 Exterior front door 8' Knotty Alder French doors windows and scrollwork
- 2019 Fisher-Paykel double-drawer dishwasher
- 2022 Exhaust fan auto-_timers
- 2019 Motion-sensor light switches strategically place
- 2019 60" X 32" X 28" 925 lb. safe with 90-minute fire protection and life time warranty
- 2022 LED lights in both garages

- 2,689 sf 1st floor open floorplan
- Driveway lights (Wi-Fi enabled)
- Motion security lights at garage
- 14' X 48' Covered patio with ceiling fans
- 14' X 80' concrete back porch with utilities
- Gas outlets on porch for exterior kitchen setup
- Developed composting area
- Yard lights and exterior electric sockets
- Multiple vaulted ceilings
- Wired surround sound with Orb speakers for theater effects
- Patio ceiling fans
- Pre-plumbed for ice-maker or beverage area appliances
- Discrete extra-large doggy door
- 5' X 5' X 15" sunken slate tub in Master bedroom
- Knotty alder 8' doors throughout
- Re-purposed vintage oak trim throughout
- Over-sized 2-car garage
- 600 sf insulated, air-conditioned attached workshop with sink, cabinets and 2 skylights
- Thermostat shower valves in all baths
- Custom concrete stain and etching on front porch
- Double French door entry to master bedroom

- Large utility room with custom pantry shelving
- Commercial-sized kitchen exhaust fan
- Maytag trash compactor by stove
- Living room floor electrical outlets with USB
- 4' X 8' over-sized Kitchen Island
- Central vacuum system
- 570 sf loft on suite 2nd master
- All concrete 250' driveway
- Pre-planned landscaped yard drainage system
- French drains for front flower beds
- Fig, peach and pomegranate trees
- Exterior shower/doggie bath with hot & cold
- Wi-Fi enabled front deadbolt and porchlight
- Private road access at rear of property
- Large stainless steel farm kitchen sink
- Ceiling fans throughout
- High-speed internet service hookup
- High-efficiency rated windows
- Average electric bill is \$119 per month for 2022
- 25' X 8' rock fireplace
- Large fir trusses and columns inside and out
- Carriage door-styled garage doors
- Wi-Fi enable garage door opener
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Flood Proofing Information

Property Address: **2787 FM 1008, Dayton, Texas 77535-3697 Liberty County**

In 2017 Hurricane Harvey put 11" of water throughout the house. The specific reason for the flood was the immense amount of continuous rain in a short period. (56 inches in about 8 hours). The ditches and drainage at FM 1008 were insufficient to remove the water in a timely manner. Two homes in White Oak Trails flooded. The flood berm was leveled at 18- 24 inches higher than the water marks of Hurricane Harvey. Tropical Storm Imelda (2019) also caused some, but less flooding.

The berm was built in 2020 with 189 loads of packed clay. It is oval in shape, measuring approximately 200" by 175". There are 4 four-inch pipes running under the berm to allow for normal drainage. Each pipe has a one-way valve on the outside of the berm, with a 4" ball valve inside the berm in case the outside valves are jammed or otherwise fail. The contractor used is Timber Ridge, PO Box 2283, Dayton, TX.

A specially designed foundation was set where the driveway bisects the berm. It has 8" of 4000 PSI concrete with rebar set at 12 inch intervals. Vertical rebar was set into the foundation for building the retaining walls on each side providing 4 rebar supports per double cinder block. Once the retaining walls were built, they were filled with concrete.

The flood gate was custom built by FloodArk (arcat.com/company). It consists of 2 vertical support beams which are inserted into the foundation and 12 interlocking (and sealing) slants which are slid down into place 4-high. No piece of the gate weighs over 8 pounds and it can be installed in 5-10 minutes easily by a 62-year old woman.

Additionally, there is a 1000 gpm pump (GatorPump.com) which connects to a tractor PTO and is calculated to handle an 8' per hour constant rain being pumped out of the berm. The pump has a 4" lower pressure line to be placed over the berm in order to pump out any trapped water inside the berm.

Currently the berm is landscaped with carpet grass, raised beds, pampas grass and other plants to both preserve the berm and provide an aesthetically pleasing country environment.

While I hope we never see another Hurricane Harvey and are not in a flood zone, this was a precaution that I deemed necessary for peace of mind. We have not seen that severity of flooding since then. It will only flood when the drainage on FM 1008 backs up. That requires a constant extreme rain event that does not let up over an 8-hour period. May never happen again, but in case, you are safe.

This plan was assisted through a consultation with a local engineering firm and a professional engineer in the subdivision. Receipts and plan designs are included on the house information CD for the new owner.