

## House Facts

### Safe Flood USA Cheat Sheet

- Garage door water barriers. The silver casings at the entrances of each garage door can be unscrewed. The barriers slide down, the rubber side facing the ground, and are secured.
- There are window water barriers for the primary bedroom.
- The weep holes around the house's perimeter have been cemented.
- Weep holes are now twenty-four inches higher to allow the house to breathe.
- The stucco has a 1.5-foot-high water barrier around the house. The barrier can be seen from an angle.
- The brick has been sprayed with a substance to slow water penetration.
- All doors open out; if a flood happens, the theory is that the water will push the door in, thus preventing or slowing the water entry.
- FYI – “slam” the door between the house and garage to close. It’s a flood door.
- Turn the knob to the left on the casita door “hard” because it is sometimes hard to open.

### Whole House Generator

- Power Solutions Specialist actively monitors and maintains the generator. It tests once per week for 30 minutes. An app sends an email letting you know it's operational.
- It turns on automatically 30 seconds to a minute after power has gone out.

## **HVAC**

- Three new furnaces and three new compressors installed in 2021
- Quarterly service provided by Scogin-Aire.
- Air purification functions are on each unit
- The Trane units do not have filters that require changing.
- Boards are cleaned quarterly by Scogin-Aire.
- Anti-mold air duct installed in 2021
- TRANE app used to monitor/control the systems via WiFi

## **Aqua Systems**

- Point of entry, whole house, water purification, and softening system installed in the garage.
- Aqua Systems maintains the unit when needed.

## **Home Pro Platinum Level Audio System & Home Theatre**

- Audio speaker wiring throughout the home, courtyard, and backyard.
- Surround sound woofers in the living room and movie room.
- Movie room furniture to convey with home sale.
- Audio system equipment to convey with home sale.
- Home Pro services the equipment if needed.

## **Pergola-covered Firepit in the courtyard**

- Natural gas-fed.
- Key on the fireplace mantel.

## **Fireplace**

- Natural gas-fed. Maintenance every two years.
- The living room gets quite toasty while on.

## **Backyard Grill**

- Natural gas-fed.
- Never used.
- Refrigerator to convey with home sale.

## **Roof replaced**

- Originally, a red clay roof was installed.
- Changed the look of the house with the highest quality brown shingles in 2021
- Added an attic fan

## **Four Attic Access Points**

- Garage – added a zip lock at the top of the ladder to keep insulation in the attic.
- 2nd-floor bathroom next to the shower.
- Movie Room behind the chair. Added lighting and a platform to walk on to gain better access to the units.
- Sanctuary Room. Storage area also provided.

## **Security System**

- Updated monitoring system to Honeywell in 2021
- Monitored by Home Pro
- Alarm.com app used to control the system via WiFi

## **Cedar Closet**

- Temperature controlled via the thermostat near the garage door and utility room.

## **Built-ins**

- Will convey with the sale of the house.
- Small refrigerators/microwaves will convey.

## **Refrigerators**

- The kitchen filter is changed every six months. I wrote when I changed the filter and when it should be changed.
- Lift the lid at the top of the refrigerator to see the filter
- All the small refrigerators will convey.

## **Light bulbs**

- Light bulbs inside and outside have been changed to bulbs that last over five plus years. A stash of bulbs will be left for your use.