

## 19003 Indigo Lake Drive – Home attributes

1. Super-Sealed Building Envelope. ...
2. Super-Insulated the Building Envelope. ... such as entire home wrapped with OSB backer board and Tyvek House Wrap with all seams taped prior to fiber cement siding installation.
3. Highly Insulated Windows and Doors throughout.
4. Created with Energy Efficient, Fresh Air Supply...
5. All doors have foam filled areas between the framing and door jambs to reduce energy loss around exterior doors.
6. All penetrations where wires, pipes etc., go through top of framing into attics are foam filled or caulked to seal up house losing energy at penetrations.
7. Custom cabinets in Kitchen and restrooms by Kent Moore Cabinets...
8. James Hardie siding on home blind nailed to show no fasteners and the siding is manufactured HZ10® products that protect the home from heat, humidity, blistering sun, decay, and more.
9. James Hardie Plank lap siding is approved for installation in areas with wind up to 200 MPH.
10. HARDIE® PLANK LAP SIDING SELECT CEDARMILL® was used to wrap this home.
11. All freshwater lines in the home are insulated in the walls and attic areas as a measure to protect freezing water lines.
12. All freshwater lines are PEX-A: This pipe provides the most flexibility and is suitable for all water supply plumbing needs. It is also the most resistant to freeze cracking.
13. The back patio ceilings are made of PURPLE XP®. This is a specially treated, mold- and fire-resistant paper-faced gypsum board that provides Extra Protection (XP) against mold and mildew compared to standard gypsum board. The XP gypsum core is encased in heavy, mold-, mildew- and moisture-resistant, 100% recycled PURPLE paper on the face.
14. Backflow preventer and 18 zone irrigation system made by RainBird® to maintain the San Augustine grass installed.
15. Custom built master bath closets installed to maximize the closets contents.
16. Custom fabricated wrought iron handrails added to wrap around porch.
17. Garage floor is coated in Vulkem 351NF Top Coat is an aliphatic, low VOC, two-component, polyurethane, which when used in conjunction with the recommended aggregate, creates a tough, aesthetically appealing, skid resistant, wearing surface that forms a strong interlaminar bond to the Vulkem 350NF basecoat.
18. The front door and sidelites are Knotty Alder. One of the many benefits of this type of wooden door for your home is that its construction is solid, and sturdy as opposed to standard hollow doors. Another benefit is its beauty.
19. Security cameras, motion sensors and contacts throughout the home with a remote access added for viewing your home while you're out of the home.
20. Loop cut in driveway to open security gate when your vehicle backs over the loop.
21. Ceiling fans throughout the home are on dedicated switches to turn on light or fan. No need for chains on ceiling fans.
22. Motion sensor on lighting in master closets, laundry room and pantry.
23. LED lighting throughout to reduce energy costs.
24. Down draft on kitchen range that vents through the concrete slab to outside of home.

