

ADDITIONAL INFORMATION

20212 BAUER HOCKLEY ROAD, TOMBALL, TX 77377

FAQ

1. AG EXEMPTION qualifications: neighbor grazes cattle and he owns the working pens and troughs. Agricultural exemption in place and just renewed for 3 years.
2. ELECTRICAL SERVICE: Motor home electric & water hook up on driveway by shop.
200 AMP for main house.
200 AMP for RV area
200 AMP for Barn/Shop
3. PROPANE TANK: 500 gallons
4. AROBIC SEPTIC SYSTEM: 3 water jets run to front left of property.
5. WATER WELL: 275' deep, 250 gallon pressure tank inside well house
6. FENCING: Perimeter fencings has hog paneling over 5 strand barbed wire on sides and back.
Plus wood fence along road frontage and pond to keep your animals in and others out.
7. ENTRANCE: Electric gate entrance
8. DRIVEWAY: concrete
9. Metal Storage Bldg. (24'x24') has covered RV travel trailer spot, PLUS 3 Open RV HOOK UPS
(Total of 4 RV sites)
10. FLOOD PLAIN: see map, not in flood plain per map. House built 3'8" above road. In May 2015, when Houston flooded with 12" of rain, the water didn't get near the house and it ran off the pasture by the next day.
11. CURRENT ROAD: This part of Bauer Hockley Road is planned to be a 4 lane county maintained road with curbs/gutters for an east/west through fare to Toll Road 99.
12. Estimated 2014 year expenses:
 - \$6143.00 County & School property taxes
 - \$2716.00 Homeowner's Insurance
 - \$245.00 Arobic Septic System Maintenance (replaced motor in 2014)
 - \$432.00 WCA waste management
13. Estimated 2014 monthly expenses:
 - \$245.00 Reliant Energy (Low \$150, High \$403)
 - \$121.00 Blue Flame Propane
14. Additional expenses:
 - \$400.00 in 2014 for pond maintenance. They do this every few years.

ARCHITECTURALLY ENGINEERED, CUSTOM DESIGNED & BUILT LOG HOME

OWNER HAS CONSTRUCTION PHOTOS. OWNERS WERE THEIR OWN GENERAL CONTRACTOR AND OVERSAW THE PROJECT 24/7. CAN ANSWER ANY QUESTIONS REGARDING CONSTRUCTION OF A LOG HOME.

OVERALL INFORMATION:

LOGS/CONSTRUCTION:

BARNA LOG HOMES, ONEIDA, TN (Now called Barna Log Systems)

Log Style: 8" round kiln-dried yellow pine from Tennessee (Appalachian Mountains)

Saddle notch corner joinery.

Interlocking double tongue and groove (T&G) system using 8" & 10"x 3/8" lag bolts – every 24" O.C.

Vaulted cathedral ceilings, generous open living plan.

All logs are cut around the heart of the tree for extra strength.

Settling jacks are place strategically throughout the house.

All porch post are solid 8" round logs.

Front and back porches 10'x70', side porches 8'x40' (approx. 2000 SF wrap-around porches)

Porches have T&G yellow pine ceilings – Sikkens, Cetol log sealant.

Exposed Rafters.

Concrete poured to handle extra weight of log house. Extra rebar used.

Wall intersections – interior wall studs are not attached to exterior log walls.

Windows, doors, facing, etc. are not nailed to exterior log walls. This allows for settling.

FLOOR COVERING:

#2 Red Oak, 3/4" Tongue & groove hardwood floor, clear finish so natural wood highlights shine thru.

Italian Ceramic 13"x13" tiles (Taupe/peach) installed in 3 bathrooms, utility/mud room & office/Bedroom #5

Carpet – Color: Buckskin, installed in 4 bedrooms and entire loft/gameroom.

DOORS:

Natural knotty pine, panel interior doors with clear finish. Some louvered & bi-fold doors @ closets.

Exterior Doors: Cherry wood, all have window panes or leaded glass. Custom built at Bison Lumber Co.

WINDOWS:

Green River – Rustic, double hung wood windows, insulated glass, tilt balance for easy cleaning.

2" Oak Blinds – custom fit to every window in the house.

WALLS:

6" T&G Yellow Pine – light amber shellac finish (light sheen)

Sheetrock interior walls are painted antique white

Exposed 8" round Appalachian Mountain yellow pine logs – natural log finish

AIR CONDITIONING:

3 Ton Ruud unit downstairs

5 Ton Ruud unit upstairs

2 Furnaces – propane

Air Filtration System

ROOF

Composition – 35 year HD shingles (New in August 2015)

HOT WATER HEATERS

2 each – 40 Gallon tanks placed on each side of house in individual closets

LOG SEALANT AND LOG FINISH

TSP – Wood detergent – logs washed exterior & interior before staining

Penetreat – log sealant applied to exterior logs

Exterior log finish – Sikkens, Cetol 1 – 3 coats, Sikkens, Cetol 123 – Top Coat

Interior log finish – Sikkens, Cetal log décor – 1 coat

Note: Cetol is the highest quality log finish available

Interior T&G Wood – Shellac – one part amber to 2 parts clear

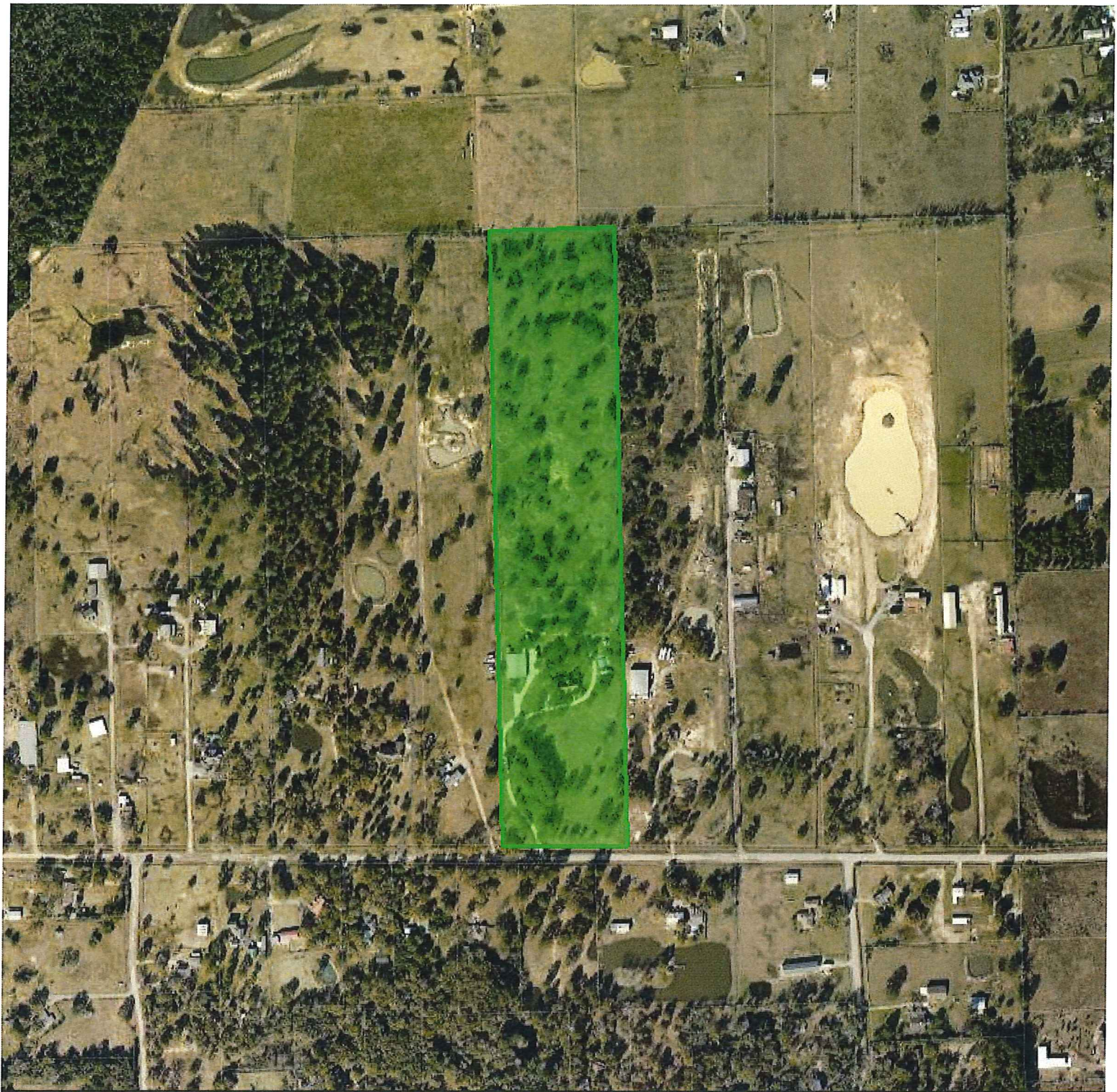
Downstairs ceilings – stained with Cetol log décor

Upstairs ceilings – stained with shellac

Hardwood floors – Varathane (clear)

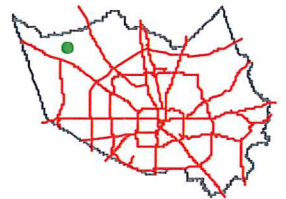
Cabinets – polyurethane (clear)

Windows & Doors – trimmed in all wood and hand rubbed with Minwax Cherrywood wood stain



**Harris
County
Appraisal
District**

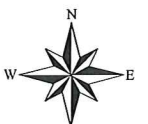
DETAIL MAP OF ACCOUNT NUMBER 20212 Bauer Hockley Rd



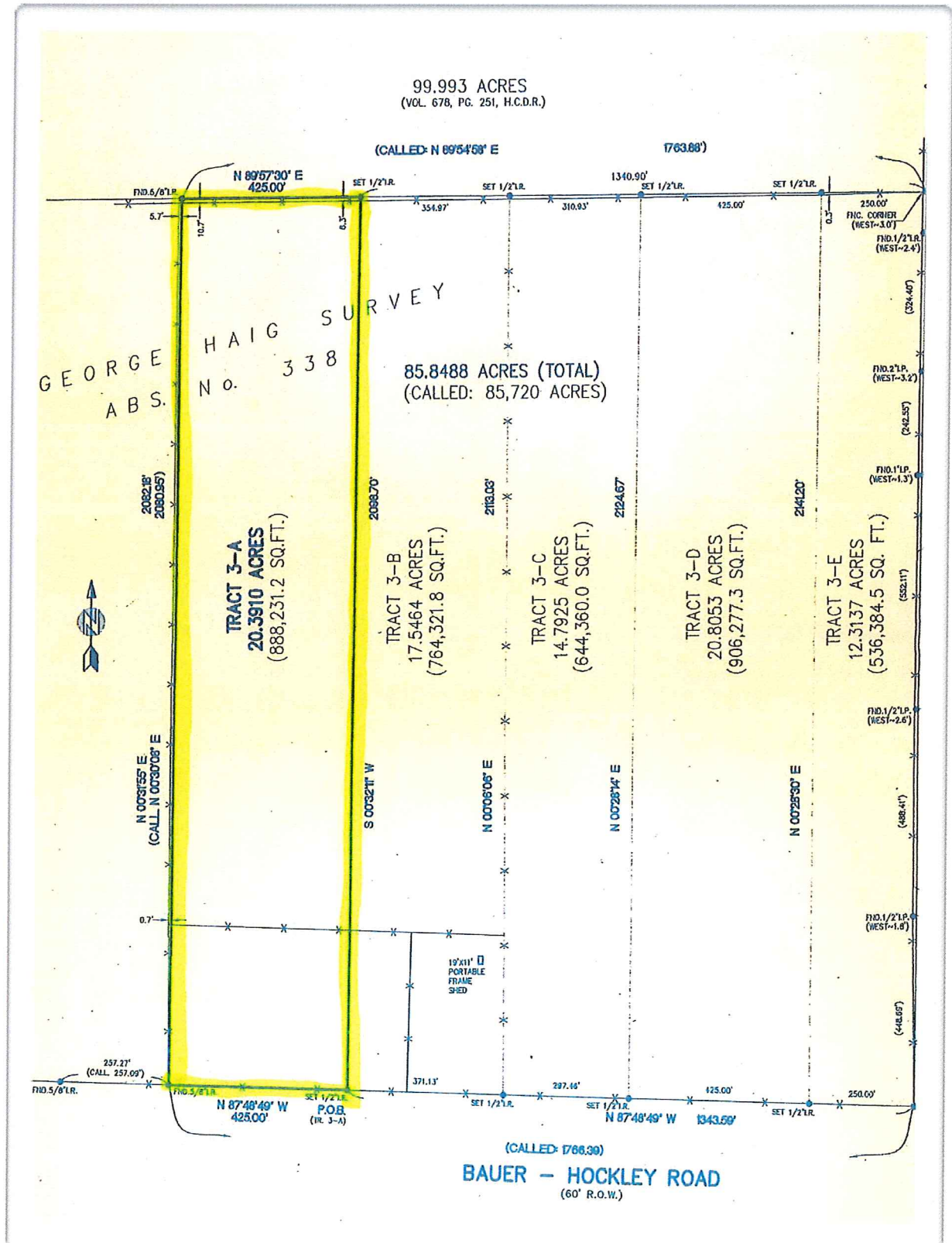
0 230 460 920 Feet

Date: 06/06/15

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents



20210 Bauer Hockley Rd Tomball, TX 77377



20210 Bauer Hockley Rd Architect Plans

