

**4111 Pecan Orchard Drive  
Parker, Texas**

## **HIGHLIGHTS**

### **Structural & Systems**

All Exterior Walls are 2 x 6 construction with full batten insulation.  
The attic has minimum 16" of Dow-Corning Fiber-Fill Insulation, replaced in 2009. The attic also has full Radiant Barrier sprayed in (2007).

### **Electrical**

400 Amp Electrical Service distributed through 2 main panels and 3 sub-panels.  
All 120V circuits are 12/2 wG minimum. There is no 14 gauge wire in house.  
Full Circuit connection details are provided in household documents.

### **Propane**

Front: (East of house, near east fence line) 1000 gallon buried propane tank, installed in 2007. Leased from Amerigas (no follow-on cost for tank lease, just use Amerigas to fill tank).  
Rear: (West of Poolhouse/Greenhouse) 250 gallon tank. Owned by property.

### **Septic System**

Aerobic high capacity system installed in 2005. Maintained by Septic Solutions.

### **Foundation**

Foundation was poured directly on exposed rock. There is no shifting soil conditions underneath the foundation or slab of the house. No foundation problems have ever occurred with this property, built in 1982. (Information provided by original homebuilder.)

### **Whole House Audio (Stereo Speaker) Wiring**

House wired for full-house audio system with room-by-room source selection, volume control, and source control, including the following rooms:

- Front Porch
- Back Courtyard
- Back Porch
- Master Bedroom (Floor speakers)
- Master Bedroom Large Closet
- Living Room (Floor speakers)
- Garden Room (Floor speakers)
- Kitchen (Ceiling speakers)
- Office (Floor speakers)
- Hobby Room (Wall speakers)

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### **Whole House Ethernet, Cable, Satellite, Phone Wiring**

100Mb Ethernet wiring to each room, home run to equipment closet.

Equipment closet complete with feed from:

Time-Warner Cable (Digital Cable TV, HD TV, High Speed Internet, Telephone)

Verizon FiOS (Fiber Digital TV, Fiber High Speed Internet, Telephone)

Verizon POTS (Copper Wire Telephone: 4 lines)

Direct TV High-Definition Satellite

Multi-Line telephone wiring to each room, home run to equipment closet.

Twin RG6 Coax wiring to each room, home run to equipment closet. Capable of providing satellite, fiber, or Digital Cable to every living space. Home run and quick re-configuration at equipment closet.

Many rooms have more than one outlet for these services.

### **HVAC Systems**

Three HVAC systems serve the main house. The Garage is also prepared to take a separate unit.

The three house systems are Trane 21 seer units. The inside units are in the attic.

The east system is above the Master Bedroom. It provides electric Air Conditioning, and propane heating. It serves the Master bedroom, bath, closets, the east guest bedroom, hobby room, east bathroom, and the office.

The middle system is over the kitchen island. It provides electric AC and electric heat. (This gives a dual-fuel backup for heating the house). It serves the living room, dining room, kitchen.

The west system is above the kitchen. It provides electric Air Conditioning and propane heating. It serves the Kitchen (secondary to give good airflow and cooling to kitchen), West Living Room, Guest bedroom, bath, closets, Alcove, Mud Room, Laundry Room.

### **Exterior Lighting**

Landscape Accent lighting includes Greenlee professionally installed Gas Discharge front and rear tree uplighting and downlighting throughout property. Greenlee Fixture floodlighting installed on house perimeter for extra illumination.

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### **Courtyard Features**

Outdoor kitchen including cooking area with tiled countertop, and single basin sink. Water, Propane and electric service for outdoor kitchen.

Custom in-ground Hot Tub. High efficiency propane heater for hot tub, with indoor and outdoor controls. Summer water chiller system for cooling pool during hot summer months, allowing hot tub to serve as a martini or plunge pool.

Propane Gas Fire Pit at lower patio seating area, overlooking the pond, waterwheel, water course, and rock ledge waterfall. Professionally installed landscape lighting automatically illuminates the courtyard in the evenings.

### **Sprinkler System**

Three separate sprinkler systems operate the entire property.

The courtyard system is fed from city water, and waters the courtyard plants and flower pots, including drip irrigation for flower pots.

The South sprinkler (front acres) waters the entire property south of the pond. This system was Rain-Bird professionally designed and installed in 1992, and has been continuously maintained and upgraded as needed. It uses a 220V, 3 HP pump to draw water from the pond. (no cost for the water). A 16-zone sprinkler controller operates the system from the garden shack.

The North sprinkler (back acres) waters the entire property north of the pond. This system was Rain-Bird professionally designed and installed in 1992, and has been continuously maintained and upgraded as well. It uses a 220V 3 HP pump to draw water from the pond. (no cost for the water). A 16-zone sprinkler controller operates the system from the valve manifold near the pond.