

## Additional information for 800 CR 430, Thrall, TX

### Construction Features:

- 6" slab with ½" rebar on 12" centers
- Every 10' is a 10" x 10" beam on 12" center also built with ½" rebar
- Walls built with 2" x 6" studs
- Foundation included 54 loads of base creating a pad of approx. 4 feet of compacted caliche
- Installed French drain of 3" Schedule 40 PVC which runs north and south under the caliche to drain water from the foundation to the creek
- Water lines in the slab were installed in a 4" chase inside the compacted base. There are no pipes in the dirt, all are encased in the chase
- All water lines are CPVC in 100' rolls
- Main water line is ¾"
- Columns on front porch are steel pipe cased in rock
- Wires from main breaker box on exterior to interior breaker box is upgraded to prevent power fluctuations, 2 breaker boxes – 1 in garage and 1 on south side of house
- Gas line to outside for BBQ grill
- Spring fed pond supplies water to the house, on filtration system in shop building

### Other Features:

- Fireplace in living has a metal fire box and an exterior fan that blows air around the fire box pushing warm air into the home – "Fireplace Extraordinaire" The fireplace can heat most of the home.
- 2 attics located in the home, one in the garage and one in the hallway. Each have pulldown ladders and lights. Decking in the garage attic for additional storage.
- Stove, HVAC, and water heater are gas, but can be switched to electric as breakers and wiring are present at or near the units
- All cabinets in the home are solid oak and custom built
- HVAC is a 5 seer
- Garage door on the west side of the garage is larger to accommodate a larger truck or SUV
- Garage was built wider than normal to accommodate access to vehicles and great passing space
- 5' of additional storage in the garage
- Floor drain in the utility area with additional water sealant around the perimeter of the area to prevent water penetration in case of a leak or spill occurs
- Carpet installed 2017
- Pergo wood floors in living area installed 2017
- Cast iron tub in hall bath
- Water heater recently installed in home with an extended warranty
- Water purification recently installed for well and spring water
- Outside lights on south side controlled by master bedroom

- Outside plugs on front porch are controlled by switch on east side wall in master bedroom
- Columns around house have steel piping, not wood inside
- Light switch behind antique liquor cabinet for exterior on north side of house
- Plugs ins around pool (6) cabana (1) – breaker for pool in garage
- Pond is not fed by creek
- Catfish, bass and perch in pond

#### Shop Features:

- Small office or business space, currently being used as a salon
- ½ bath in shop
- Window A/C in shop/office, heats and cools
- Water heater new 2018
- Additional storage on top of office
- Additional storage for large equipment in lean to on outside of shop
- Exterior plug for travel trailer on north side of building
- Pump station on north side of building to get sewer to septic system from building
- Air compressor will stay, piped to doors