



12848 Old Little Road

Special Features and Improvements

Home:

1. New Roof – 24 gauge 16" Permaseam Standing Seam with Kynar finish with concealed fasteners and all new 1"x 4" Purlins 3' on center
2. Back porch/patio area added
3. Gutters added
4. Updated ceiling – removed popcorn texture
5. New electrical panel
6. New siding
7. Windows replaced with new, double pane windows
8. New 3 TON AC (inside and outside units) installed along with all new duct work
9. 16 SEER heat pump installed
10. Outside generator plug added
11. New Flooring installed
12. Double layer of insulation installed in attic
13. New toilets and sinks installed
14. New water heater installed
15. New kitchen appliances
16. New bathtub and surround in secondary bath

(Continued...)



Shop:

1. Built in summer of 2017 by 5 Star Builders
2. 40 ft X 60 ft – additional 15 ft covered in front and 10 ft in back
3. 12 ft ceiling height – upgrade from standard 10 ft height
4. 5 roll up doors (three 12x12 and two 10x10) and 1 man door
5. Utility sink
6. Half bath added in 2025
7. Generator plug added
8. 30 amp RV plug
9. Separate electrical meter
10. Satellite ready – coax run from house

Summary of materials used (from 5 Star Builders website):

FRAMING

- #2 SYP 6X6 solid saw post, .40 CCA treatment to the core with a 25-year manufacturer's warranty.
- 2.15 CA treated #2 SYP 2X6's for the form board, lean-tos, and anything in ground contact.
- #2 SYP 2X6 for side girts and roof purlins.
- Engineered trusses in 24', 30' and 40' lengths.

INSULATION

- Single bubble radiant barrier
- Developed by NASA
- R-10 insulating factor
- Blocks 97% of radiant heat transfer
- Prevents condensation
- Will not harbor mold or mildew
- Provides a continuous thermal break

CONCRETE

- 4" 3000 psi concrete slab
- 3/8 (#3) rebar placed on an 18" grid
- 6 mil poly moisture barrier
- 2" electrical stub in
- Smooth finish inside the building with a light broom on leans and extended roof lines.
- 3' aprons in front of the door

DOORS & WINDOWS

- Double pane 2030 Energy Star windows with a white vinyl frame
- Residential overhead doors with seal trim and optional opener
- Commercial-grade roll-up doors
- 3'X6'8" steel stamped panel walk-in door

SHEET METAL

- 29 gauge painted or galvalume (with gauge available)
- Colored screws to match
- Custom trim package
- 40-year manufacturer's warranty
- 22 colors to mix and match for the rc walls, and trim

OUR STANDARD SIZES

- 24 x 30 x 10
- 30 x 30 x 10
- 30 x 40 x 10
- 30 x 50 x 10
- 40 x 60 x 10



Guest House:

1. Installed January 2023
2. 14 ft x 24 ft inside – 14 ft x 28 ft outside
3. Fully insulated
4. New Flooring installed
5. All new electrical installed
6. Underground power runs from shop
7. Termite shields installed under on all piers

Well House:

1. Built in 2025
2. New tank installed 2025
3. All new plumbing and PVC
4. New bleeder installed
5. New electrical panel installed with generator hook up
6. Separate electric meter installed

Livestock Barns:

1. One is 18 ft x 19 ft with metal roof and frame
2. Second is 24 ft x 12 ft with metal roof and frame with 2 stalls
3. Both have water and electric

Other Structures on Property:

1. 100 year old barn with 2 leans on either side
2. 2 covered equipment storage areas
3. Small hunting cabin
4. Hunting stand