

## 5155 FM 2238

### **Solar Powered Battery Backup System:**

Provides whole home backup power via the Tesla Powerwall. The Tesla Powerwall connects directly to the home's main electrical panel via a Backup Gateway, which controls the power flow between the grid, solar panels, and the batteries. It automatically switches over to the battery backup system in case of power failure. After sunset, during normal operating conditions the batteries provide electricity to the house until the batteries reach a preset minimum. The storm monitoring system switches from solar power feed to grid feed to fill the batteries to 100% capacity in case of power failure.

### **Solar Panels:**

Thirty-Two (32) – 310-watt Mission Solar panels made in San Antonio

Thirty-Two (32) – SolarEdge DC Optimizers

9.92 kW system size

SolarEdge Cellular Monitoring System

Solar Panels attached to metal roof rib with only one penetration point into the attic for entire roof system.

### **Battery Backup:**

Two (2) – Tesla Powerwall Model 2 Storage Batteries – 13.5 kWh each

### **Whole House Water Filtering and Soft Water Treatment:**

Clack WS1.25 1.5 cu ft 48,000 Grain Water Softener

Clack WS1.25 1.0 cu ft B/W Carbon Filter

Chlorine Injection System

### **Morgan Storage Building:**

16' x 40' insulated storage shed with LED lighting and electrical outlets throughout.

### **Barn:**

Barn with three (3) horse stalls and tack room. Four (4) walking pens. Electrical and water at barn.

### **Greenhouse:**

11' x 13' Greenhouse with thermostat-controlled vent fan and lighting.

**Raised Garden Bed:**

10' x 20' Fenced raised garden bed with automatic irrigation

**Front Yard Irrigation:**

Automatic irrigation system for front yard roses/shrubs and upper-level grass yard.

**In-Ground Pool:**

18' x 34' in-ground pool with Pebble Tec pool finishes and waterfall feature. Has Hayward automatic in-ground pool cleaner, chlorinator, Jandy cartridge filter system, and automated pool water fill system.

**Additional Features:**

Two (2) Navien Tankless water heaters - installed in 2022

Energy efficient Cellular Shades installed in 2025 throughout house.

House, Garage, and Well House exterior repainted May 2023.

Gutters

Property fenced and cross fenced.

Automatic Entry gate with keypad and controllers.

**Items included with the house sale:**

Refrigerator

Washer / Dryer

Pool Table

Game Table