

Welcome to our home. Angie is from WA and we decided to move back there, once school is out. This is an awesome house, and if we could take it with us to Washington State, we would. We built this house ourselves; originally planning to live here for many years, and then build a smaller house on the adjoining lot to the south, giving this house to one of our children, once they were ready to start a family.

We moved in during June of 2006, and have found it's so comfortable inside that we don't get outside as much as we should! The kitchen has hickory cabinets, including two lazy susans an appliance garage and cabinets that go all the way to the ceiling and a matching breakfast bar. We finished the walls behind the refrigerator and dishwasher with Formica for easier cleaning. There is a built-in water supply line to the refrigerator for an icemaker. The plumbing was done by someone with decades of experience, so there is always great water pressure, and never has been a frozen water pipe. The kitchen sink water line comes up though the floor under the sink, instead of the outside wall behind the sink, to prevent frozen water. All hot water pipes have foam pipe insulation to keep the water warm as it travels through the pipes from the 85 gallon foam insulated electric water heater, we have never run out of hot water. We installed stainless appliances, but the dishwasher has a leak on the bottom and there is no water damage to the house as a result of this leak, because we stopped using it as soon as we discovered it.

There are matching hickory double vanities in three bathrooms. The second floor bathroom is seldom used, the idea was to move the kids upstairs once they were older, and we have had few overnight guests. The bathtub drainpipe leaks and we believe it was caused by -7 degree temperatures about three years ago. Since we don't use the bathroom, we never repaired it. Removing some insulation from the interior wall near the pipe should prevent it from happening again. We believe the cold air coming down the vent pipe froze the water in the drain trap under the tub. It can be accessed from the upstairs hallway or from the closet in the north upstairs bedroom. Speaking of bathrooms, there is a fourth bathroom in the basement; with access from the garage, if you are outside and don't want to track through the house to use the bathroom. After we moved in we never finished the bathroom, but there is a single bowl 30" vanity sink which stays with the house. All plumbing is installed and pressure tested. As a matter of fact, there is water in the lines to the shutoff valves. All that is needed is for a toilet to be set, a vanity installed. There is a sealed waste sump under the steps installed and never used, brand new. Unfortunately our dog chewed the wire when she was a puppy, so the wire needs to be repaired.

Energy efficiency and the quiet operation of the Geothermal heat and cooling is something that makes this house very comfortable, and a pleasure to live in. The A/C is as cold as you want it and we usually keep it on auto, 69 heat, 71 cool. The house is all-electric, and our monthly bills have averaged less than \$150 per month since June 2006, and that includes additional charges we had to pay for new service installation of a pole and wires and underground from the road. All exterior walls are 2X6 construction with R-19 insulation. There is R-30 insulation in the ceiling above bet garage and basement, above the first floor and above all the second floor. Exceptional insulation is a requirement for Geothermal. For soundproofing, there is also insulation in all-interior

walls, and most of them are 2X6 construction. All windows are low E, double pane and double hung for easy cleaning. All doors are six panel solid core oak stained English chestnut. There are cans of leftover paint in the utility room for touch-ups.

Of course, there is 200A electric service, with an additional 100A panel for future detached garage, and the wiring is already installed underground to behind the shed, a possible site for another garage or pole building. Driveway entrance is, 40' wide, whereas most spec houses only have one 20' culvert. There is 12' wide engineering fabric under driveway; with approximately 300-ton base material-so the driveway is smooth, no potholes and ready for asphalt or concrete.

There are two oversize chimneys with wood burners, for backup heat, and you can use the one in the garage for washing your car in the winter. There is ceramic tile in bathrooms, kitchen, dining room and basement. There is a balcony on the south second floor bedroom. The whole house is trimmed in custom oak, ash, cherry, and hickory featuring 6" wide baseboard throughout. Five bedrooms have cedar-lined closets. Surround sound and LED TV wiring in MB, LR and 2nd floor bedrooms. Each 2nd floor bedroom has a front and rear-facing dormer. There's a finished, carpeted storage room.

The house is approximately 2675 square feet plus the finished basement, with additional guest room and bath. There are 1000SF of covered porches, and 480SF of open porches. 12x16 matching storage shed with loft and 2x6 construction, with lights and power. The garage is deeper and wider than a normal spec built two-car garage. The 5500-gallon cistern supplies 90% of water. In five years here we have never had to have the septic tank pumped, and have had no problems with toilets. The pond has an 8x16 treated pier with 6X6 posts concreted in and properly sloped banks, not cliffs! There is also a beach and blue gill and bass. Ducks, heron, geese, and deer come to the pond for a drink. Frogs are plentiful, and there is at least one Northern water snake, non-poisonous. Aerator pipe installed. Tax assessment square footage was done with plans submitted before we added on rear dormers, balcony, storage room or open porches.

If you have any questions, feel free to ask or call us, we are in the phone book.
We hope you enjoy your visit,

James and Angie McConnell

P.S.

Our trailer is already overloaded for our 2500 mile trip, so we have the following for sale, cheap please talk to us if interested in making an offer:

1 rigid table saw paid \$550, sell for \$300 in garage, works great.

1 King size adjustable air mattress bought at Denver Mattress less than two years ago for \$550, sell for \$300. In master bedroom.

1 portable basketball goal behind garage, \$50.