

Notes from previous owner:

1. Windows - Argon gas filled double plated windows from Garibaldi Glass ( *contact Craig Mobias, VP and a good friend.*) Keeps the heat in during the winter and the heat out during the summer. Windows were designed and placed to allow for maximum air flow with the prevailing winds of summer.

2. Walls - All bed rooms have 3/4 thick drywall and R18-16 ? insulation for maximum privacy and noise reduction. Exterior walls are all well insulated. Walls and windows have super barrier protection to prevent rote and leakage.

3. Floor - Bamboo 5/8 tongue and grove, underlining vapor barrier to prevent dust, and noise... under that is 3/4 quality plywood attached via screws and glue (noise and squeak prevention. ) to the ship/lap which is affixed to the floor joists.

I went over board... plus i am a little anal... i don't like when you walk in a house and the floor squeaks a few years later. This one will not do that for 50 years.

4. Electrical... completely new and up to 2008 standards and above... new panel... new meter... and new high voltage line from the street was put in for max power.

5. Heating.... new furnace etc.

6. Sound System and Alarm Wiring... every room has been wired with cat5 data cable... for audio and video transfer, as well as an in house computer network and alarm. Hall ways, bathrooms, living room, kitchen all have professional data wires that terminate with speakers... ( just look at the ceiling and you will count over 12 holes for super quality sound system. (contact Dave Smith, Ovation Audio)

7. All concrete, being the foundation of the addition and the pillars for the deck have 5/8 rebar reinforcing, drilled 5 feet into the bedrock and the best durable concrete was poured.

8. the deck is solid treated fir, and is earthquake proof. (don't mention that... might scare the client, haha)

9. the entire house was stripped of it's old frame and rebuilt with new fir studs, and those compressed beams that can take the load of 18 homes were installed to span the entire house, as well as reinforce the load on the front of the house... i build custom powder coated red brackets to bind the post and beams together. (see top of post in the front of the house.

10. New drainage circumventing the house was installed as well as a new sumpump that is accessible beside the drive way.

11. MASTER BEDROOM ADDITION UPSTAIRS... the addition that was second phase reno... was drawn in the plans that still exists: all floor joists were put in place which span the entire back portion of the house and addition... plumbing and wiring was installed and remains blocked and tied within the ceiling of the two bathrooms.

12. The plumbing has all been replaced with color coated red/blue plastic pipes in replace of the corrosive copper and toxic welding.

13. Just a note to you and the buyer... all light switches and door handles and angles were built with a psychoanalyst angle... meaning i put everything in the most evident placement for someone to naturally turn, look and place a hand. I wanted to make the house an experience of ease and tranquility.... more so for me as i needed a stress free environment when i returned home.