

5490 Woodfern Way



Woodfern

Situated the home to melt into the surrounding trees.

Site work

Followed all Built Green practices, see attached list. Set home down low to eliminate the need for steps. Instead, walking paths tie right in to porches.

Concrete

Exposed aggregate on the porch and patio. Stamped on all walking paths.

Driveway

Stamped Concrete

Framing

All framing members are Douglas Fir. Engineered Trusses were designed for this house and eliminated several large beams saving materials. T&G PLYWOOD was used on the sub floor. They were glued to the floor joist and nailed off using ring shank nails.

Siding

Cedar Shingles, James Hardi Board. Cement Fiber board. Trims boards are spruce pre primed 4 sides prior to installation.

Windows

Weather Vane. Vinyl, Low E high performance glass, Screens lifetime warranty to the original owner. 10 year transferable warranty.

Ext Doors

Douglas fir Doors. With true divided lights. Clear finish.

Garage Doors

North West Door Thermatech Series Model T128. Lift master Elite Series model 3800 Wall mount motor.

Exterior Paint

On the Cedar Shingles we selected #1 shingles with a clear sealer applied at the Mill. This provides a uniform finish & Seal. The exterior colors were provided by the Architects we asked for a rendering of the home and we followed the color scheme as close as possible. We use Sherwin-Williams products.

Culture Stone

Following the Architects rendering we selected the cobbelfield cypress stone.

Roofing

When we selected the roofing product we also selected Mt. Baker Roofing as our contractor. The product installed is IKO 30 year, Dual gray.

Septic System

The system was designed by an engineer and approved by the county. The system is a pressure mound system. What that means is the solids are separated from the fluids in a 1000 gallon tank. The fluids flow to another 1000 gallon tank and are pumped to the mound. The solids are pumped out once a year give or take. The mound was created using drain rock, river rock, sand, more drain rock and then two manifolds that are made from 2" PVC pipe. They have small holes drilled into the pipe. The pipe runs the length of the mound and sprinkles the fluids into the mound. The heart of the whole system is a sewage pump that sits in the fluid tank. There are several floats attached to the pump that tell it when to pump fluids into the mound. The system has an alarm system that alerts the owner when there is a problem.

Plumbing

Rough plumbing system is the part you don't see. There are two systems water supply and waste disposal. Water supply comes from a shared well to the property. From that shutoff valve and into the house via a 1 1/4" continuous PVC pipe. The main water line attaches at the house under the window of the rock facade. From there it travels under the garage slab and into the garage where the house shut off is. From there we have installed the PEX water supply system. PEX pipe is PVC tubing and Brass connectors. Unlike Copper these pipes will not freeze and are 100% easier to fix in the event of a puncture. The Hot water system runs through the Pex piping and is recalculated by an in line pump. The 75 gallon high efficiency hot water tank provides plenty of hot water for the entire home. The waste lines and air vents are PVC and connect to the septic system.

Trim Plumbing: Kohler Toilets comfort height, Tub, lavatory sinks. Moen oil rubbed bronze faucets, Hand held shower sprays in all showers. Laundry sink.

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HVAC

We selected Lennox for the air conditioning system. The Signature series G21 is the quietest Propane gas furnace on the market; it has a 2 speed motor that allows the unit to run at slow speeds while providing heat or air conditioning, and save electricity. The furnace has a 95 % efficiency rating and is Energy Star approved. The System has a cold air condenser and coils that provide cool comfort when needed. In addition we provided a Honeywell electronic air cleaner and filter. The system has three zones that are defined as The master Suite, Secondary bedrooms, Laundry & bath #2. The third Zone covers the entry, Dining, Den, and Guest Bedroom, Great room, kitchen & Nook.

Electric

Electrical service is under ground and enters in the garage work area. We have provided a mechanical Transfer switch so that a generator or alternate power source can be connected to the Main circuit panel. All Circuits are protected by circuit breakers and some are protected by GFCI, Ground Fault Circuit interrupt, in water areas. All of the major Appliances and mechanical systems are Energy Star units and are designed to save electricity. Custom switches and Dimmer Switches have been used through out.

Light Fixtures

Recessed Light / fixtures provide most of the general lighting. The balance breaks down like this.

Exterior

Entry pendant. Designed by Minka Lavery, linear Collection Pendant Bowl Chandelier.

Wall mount Spot lights, Double head Rust finish.

Patio Fan. 52" Casa Vieja Mission Ceiling Fan and light kit.

Garage Lights, Franklyn Iron Works Bronze With Crème Glass 15" recessed wall light.

Interior

Ceiling fans, Casa Veja Windstarr II. Light kit.

Bath wall fixtures. Franklyn Iron Works Hunnington Collection 33 1/2" & 24 1/2" wide Lights.

Master foyer, Dining room; Chandelier Hunnington collection 5 light.

Entry; Linear collection two-tier Chandelier, Carrara Collection 13 1/4" Wide Wall Sconce Wall Sconces. Master Bath; Cosmopolitan hurricane Glass Chandelier.

Kitchen; Franklyn Iron Works Hunnington Collection Mini Pendant Chandelier's

Insulation

R21 in the exterior walls, R38 blown in the attic. R11 in all interior walls. Foam insulation around all windows & ext doors. All water pipes wrapped under the house.

Energy Star Inspection

This inspection is performed by a third party inspector who is approved by Energy Star. This inspection is over and above the required inspections by the County. The inspection is two parts, both on site, and consists of an inspection of all HVAC systems, Window and Door assembly's and insulation installation prior to covering. After the drywall is installed and painted the second test is a pressure door test. For this test all doors and windows are closed. A fan is placed in the front door opening and sealed up. The fan is turned on and the building is checked for pressure leaks, if found they are sealed. In addition a thermograph device is used to visually identify any possible areas of weakness. After the tests are completed a certification is issued for the home.

Drywall

1/2" sheets with 3 coats of mudding compound, prepped for paint.

Interior Paint

3 coats. PVA and two coats of color. Water based paints are used. All wood work receives two coats of color.

Hardwood flooring

White Oak 3 1/4" wide stained with Pecan stain and clear coated.

Cabinets

Maple wood. Finish Toffee Mocha Glaze. Doors are recessed panel. Interiors Maple melamine. Wood dove tail drawers, Full extension glides. Soft close on the kitchen drawers. Island stain is Cappuccino.

Countertops

1 1/4" Thick eased edge Santa Cecilia Granite. Kitchen & Bath countertops and tub deck. Butlers Pantry same size and edge Black Galaxy.

Tiles

Slate & porcelain tile with inlaid trim in all bath and shower surrounds. Floors and walls in the master, floors in the other two bathrooms. The Laundry room has porcelain tile flooring.



Carpet

Shaw Phalem over a pad.

Appliances

Kitchen Aid Pro series. Gas Cook top, electric Oven, Dishwasher, Range Hood and Refrigerator. Built in Microwave. Propane Stainless Steel Barbeque.

Door Hardware

Egg shaped oil Rubbed Bronze.

Fireplaces

Majestic Gas units. 35,000+ BTU. Exterior Unit is rated as a heater as well.

Pre wire

Cable TV, Telephone, Cat5 is home rune to the utility closet. Burglar alarm contacts wiring has been installed on all windows and doors. Motion detectors have been wired for as well. Audio and Viedo in the Master bed and bath, Great Room and outdoor patio.

Central Vac

Quite motor is located in the garage. Outlets located strategically through out the home. The kitchen has a sweep into receptacle.

Smart house

Everything needed to pre-wire a smart house computer system has been done. All wiring from all systems is located in the utility closet.