

- Rock wool insulation around bathrooms (sound proofing)
- Anderson tilt, double hung, low emissivity, argon filled, 400 series windows with between-the-pane grilles
- Touch-up paint for everything—color written on inside of switch plate covers (Sherwin Williams)
- Direct-wired low voltage LED window candles with replaceable sleeves (change candle colors for each season)
- Candle switch by front door
- Low voltage outdoor lighting switch by front door (no outdoor lighting installed)
- Dual chime hard wired doorbells (different chime for front and garage door)
- Solid core interior doors
- Phone and tv in every bedroom
- $\frac{3}{4}$ " solid oak hardwood
- LED lighting throughout
- Johns Manville Spider blown-in insulation in walls
- 2x6 construction
- 4 zone HVAC (separate thermostat for each zone)
- SEER 16 heat pump with propane furnace
- Entire house is heated/air conditioned (including basement and attic)
- 400 amp electric service
- 150 amp service to barn (can run welder)
- Phone, tv, electric, and water at barn
- 300' 40 gpm well (excellent water)
- Comcast underground cable (tv, internet)
- Homeowner owned 500 gal underground propane tank (can shop providers for best propane rate instead of paying rate for provider-owned tank)
- Rebar suspended garage floor (floor can't settle)
- Insulated garage
- 9' foundation (allows for a full 8' drop ceiling in basement)
- Solid pour foundation with integrated egress steps (steps can't settle away from house)

- Sherwin Williams Armorseal industrial floor epoxy in basement and garage
- $\frac{3}{4}$ " closed cell foam and $\frac{3}{4}$ " tongue and groove subfloor in basement
- $\frac{3}{4}$ " Advantech subfloor throughout
- 5/8" sheathing on roof (not typical 7/16")
- GAF architectural shingles with lifetime warranty (must be installed by GAF certified installers)
- Leaf filter gutter guard with lifetime warranty
- Galvalume steel panels on barn with lifetime warranty
- GluLam posts in barn with lifetime warranty
- Separate water supply line to each appliance
- PEX throughout
- No water fittings hidden behind walls
- Completely insulated basement
- 1500 gallon two chamber septic tank
- Barn cupula lights and gooseneck lights on dusk-to-dawn timer
- Generator outlet in garage for power outages
- Polk audio speakers in ceiling of great room
- Poured concrete floor in barn with drain