

## **Punch list for 18418 SE. 422<sup>nd</sup> Ave.**

### **OUTSIDE:**

- Outside speakers on deck
- Old growth timber (hemlock, cedar and others) which has great value for logging
- Zoned RRF5 timber for 7 acres
- Close to 800 ft of waterfront property
- Large open flat area by creek with full sun for a garden
- Deck gets full sun most of the day
- High end (Oregon Hot Springs) Hot tub included and wired for 220v
- Large deck
- Beautiful scenic Pond
- Fish in your backyard. Creek is a mile upstream from hatchery. Program was in place that released salmon into our creek a couple years ago
- Bridge was rebuilt roughly 2 years ago and is probably better than most in the county. The timbers used for the deck are from the flume from Bull Run to Rosyln Lake.
- History of loggers can be seen in some trees on the property. There are logging slots on many trees to show the history of the logging business 100 years ago. These are called springboards or springboard slots
- Circular driveway for easy rv parking and trailer towing
- Lots of room for many rv's, trailers or plenty of room to build a shop
- On either side of the house, there is a large amount of room that could be cleared out for a shop or whatever and is nice and flat. Trees can be sold off to logging companies at a premium price.
- Privacy and seclusion is yours by the creek as the other side is sloped and unbuildable with no people living close by.
- Lots of wildlife in your own little sanctuary

### **KITCHEN:**

- Wine Cooler
- Built in Appliances included- stove, microwave, oven
- Oversized 2 compartment sink
- 14ft ceilings in kitchen that open up to great room
- Recessed lighting
- High end Tile counters
- Nice Pantry
- Each room overlooks pond spectacular forest scenery.
- No other home can be seen from any room
- Custom maple cabinets
- Newly refinished and restored in Nov. maple hardwood floors throughout kitchen, great room, dining room and halls.
- Large sit at island with plenty of storage space
- Cat 5 jack behind fridge for wireless access point
- Central vac dust port on baseboard in kitchen to sweep away debris

### **GREAT ROOM:**

- Wired for 5.1 surround sound speakers
- Earthstove 1500 HT Woodstove
- Ceiling fan
- 14 ft ceilings
- Beautiful exposed wood beam in kitchen and great room
- Large, open windows that have an amazing view of the tress and pond
- 2 large skylights that add lots of natural light in the great room
- Large decorative arch from front door into great room

#### MASTER BEDROOM:

- 14 X14ft rom with 14ft ceilings
- Ceiling fan with light
- 2 closets for plenty of space
- Cat 5 cable for wireless access point
- Many large windows on the south side that look out over pond, creek and old growth trees
- Access for tv to be wall mounted between closets if desired
- Wired Security system panel in master bedroom closet. Keypad by front door
- Master bath connected to master bedroom

#### MASTER BATH:

- High end Tile counters and floors
- Travertine vessel sink
- Maple cabinets
- High end Comfort height toilet ( can handle more than normal one) lol
- Stainless decorative faucet
- Decorative glass sconces and recessed lighting
- Large decorative vanity mirror

#### 2nd BEDROOM

- 14 X14ft rom with 14ft ceilings
- Ceiling fan with light
- 2 closets for plenty of space
- Cat 5 cable for wireless access point
- Many large windows on the south side that look out over pond, creek and old growth trees
- Built in shelving with top open area wired for tv
- Guest bathroom access from bedroom

#### GUEST BATH

- High end Tile counters and floors
- Travertine vessel sink
- Maple cabinets
- High end Comfort height toilet ( can handle more than normal one) lol
- Stainless decorative faucet

- Decorative vanity light and recessed lighting
- Large decorative vanity mirror
- Doors to 2nd bedroom and main hallway

### 3RD BEDROOM

- Vaulted ceilings
- Track lighting
- Incoming DSL lines (modems are located in this room)
- Large closet
- Large north facing window which overlooks beautiful forest and hillside setting

### LAUNDRY ROOM:

- High end tile counters and floors
- Built in cabinets and deep utility sink
- Plug in outlets in the upper cabinet for phone charging etc
- Nice fluorescent lighting
- Bright, cheerful paint

### GARAGE:

- Oversized 2 car garage with individual doors
- Lighted garage door openers for each
- Central Vac port for hose attachments to clear cars etc
- Large storage cabinets along walls for plenty
- Attic access for storage in garage
- Electrical panel in garage
- Hot water heater, furnace and water pressure tank along back wall
- Windows to let in natural light

### General

- Electric
  - Power comes up the road (buried in center) to the utility vault at the edge of the road and where our property meets the neighbors driveway in the NW section. From there to the NW corner of our house.
  - There are two electric meters, one is for the well. We split the cost of the electricity, though we haven't really used enough to make it worth tracking yet.
- Water
  - Well is located on the West side of the house and goes from there to the blue pressure tank in the garage.
  - Well water is shared with the neighbor to the West.
  - Frig is plumbed for an ice maker.
  - no disposal in kitchen sink (we're on septic)

- built-in dishwasher
  - Water has been tested by Always Pure and you have the report. They actually used the word 'amazing'.
- Sewer
  - septic tank outside of the NW corner of house and has just been inspected and pumped by Lil Stinky
  - septic alarm on NW corner of house near electric meters.
  - sand filter across road up the hill about 20 yards.
  - drainfield in the NE section of property
- Phone
  - analog line for security system and because of marginal cell service.
  - cell phone reception spotty - 1-2 bars in driveway or on back porch, but not much in the house. Verizon works best.
- Internet
  - DSL line x 2.. Cat5 cable strung under the house to each of the other bedrooms and kitchen for wireless access points.
- TV
  - We haven't had tv for a few years, but both Dish and Direct satellite come in well. All bedrooms and great room wired with coaxial jacks for tv.
  - media box in 3rd bedroom closet is junction for coax cable.
- Trash
  - no garbage service back here. you go to the Sandy Transfer Station by Shorty's Corner.
- Road
  - easement for the five houses on this side of the bridge. We generally split the costs but it's a causal arrangement.
  - County maintenance from Coleman to the mailboxes where you turn 90 degrees to the left. After that it's on us.
  - Gate at the bridge is an expense shared by the five of us on this side of it. Cost of repairs and electricity split by all of us. We usually call the cost of gate electricity a wash with the neighbor to the West for the cost of well electricity.
- Security
  - 24/7 monitoring by Protection One.
  - Keypad in hallway by front door.
  - All doors and windows on system (not garage doors, but door from garage to laundry room). Motion detector above guest bath.
  - Hardwired in during construction (not wireless).
  - Security system 'brain' located in master bedroom closet.
- Audio/Video
  - 5.1 surround sound speakers in great room
  - 2 outside speakers on deck.
  - Jacks for all are behind tv in great room.
- Central vac
  - Ports at each end of the hallway and one in the kitchen on the baseboard that you use with your foot. It's pretty cool.
- HVAC
  - Electric furnace in garage.
  - Heat pump on East side of house for central air conditioning.

- Air return above pantry in great room to capture hot air from woodstove to circulate it throughout the house.
- Earthstove 1500HT woodstove easily heats entire great room.
- Programmable thermostat in hallway near master bedroom.