

# Butler House

This document outlines some of the non-obvious features which might be missed in a house showing and answers some of the probable detailed questions a potential buyer may have.

## Shop

The shop consists of 2700 sq. feet of floor space including (4) 8'x12' garage-type doors, another 12' wide, 14' tall garage door, and (2) entry doors. The floor is 6" thick reinforced concrete.

The 720 sq. foot loft is accessed via stairs, and includes a chain hoist rated at 1000 lbs. with a swing arm for moving large or heavy items between the ground floor and the loft. The loft floor is framed to support a load of 50 lbs. per sq. foot, or a potential total of 36,000 lbs. evenly distributed. The loft space is fully usable because of the 12:12 roof pitch. Two high-speed exhaust fans are located at either end of the roof peak and operate both by manual switch and automatically by thermostat setting.

Water sources are located on the north and west sides of the shop. Power outlets are well distributed throughout the shop main floor and loft, as well as outlets outside in 3 different locations. Lighting is well distributed inside and out with motion-activated outside lights at 2 locations along the side facing the driveway.

## Generator House

In the event of power outage a generator house is located 75 feet away from the house behind the garage to the north. It houses a Yanmar diesel generator which produces 13 kilowatts at 1800 RPM, consuming approximately 3/4 gallon of diesel fuel per hour. A 1200 liter (317 gallons) diesel tank is also housed inside the generator house. The current owner periodically refreshes a 55 gallon barrel of diesel fuel from this source for use in the shop in order to ensure that the fuel is used and refreshed at a reasonable rate.

Generator operation consists of manually starting the generator and then flipping a source switch in the house electrical room from outside power to generator power. This method is preferred over automatic startup and switchover both for EMP protection and due to the fact that most power outages last less than a minute.

## Septic System

The house septic system was completely updated in 2005 and last inspected in May, 2018. It consists of a dual tank, computer-controlled system (with alarm in the event of pump failure). A secondary drain-field area has been allocated and fenced off adjacent to the current drain field in the event it is ever required.

## Well and water System

The house is supplied with water from a well located near the northwest corner of the internal fenced area around the house. The well water was tested in 2005 for chemical and/or nitrate

contamination and found to be excellent water, free of contaminants and particulates, albeit with a PH at the source of 6.2 versus a neutral 7.0. For this reason a water treatment system was installed in 2005 to increase the water PH from 6.2 to just over a neutral 7. As this process involves adding calcium and hardens the water slightly the system also includes a water softener and activated charcoal filtering.

Outdoor water spigots are located at multiple points along the north, east, and south sides of the wooden fence surrounding the house, and at two points in the field pastures for animal watering.

The house well has never had an issue with water supply at any time. There owner believes the well to be 25-30 feet in depth.

## **Hidden Wine Cellar**

An air-conditioned hidden wine cellar is located on the ground floor of the house. Built-in redwood wine-rack capacity exceeds 600 bottles of wine without using the extensive shelving which may also be used for food, cases of wine, or other cool storage. The current owner maintains the room between 56 and 58 degrees Fahrenheit. The air conditioner is a split system with an indoor and outdoor component, and is virtually silent.

## **Sauna**

A cedar-lined Sauna is located on the lower floor measuring 5'10" x 10'. It emerges in into a cedar lined hallway with cedar bench which enters a large European-style bathroom and shower area.

## **Heating and Air Conditioning**

The central air heating and water heating systems use propane, as does the gas stove/oven. An air-conditioning unit is integrated with the central air system. The furnace and water heater are located in a closed utility room in the basement. The air conditioning heat pump is located outside a short distance from the central air system.

## **Internal House Vacuum System**

The house has a usable built-in vacuum system although the current owner does not use it.