***Seller Narrative***

The 34.48 acres that the house was built on was purchased in 2012 and the house was constructed 2013 by Aspen Homes in Black River Falls. The home was structurally engineered by me, a licensed professional, structural engineer.

The foundation system for the main house uses insulated concrete forms (ICF). These are one of the most energy efficient ways to pour a basement wall, also one of the strongest. The porch slab, porch walls and slab on grade system were engineered to withstand tornado wind forces. The porch slab consists of 3”, 16-gauge composite metal deck with a total thickness up to 8” of reinforced concrete which has rebar tied into the walls and also down into the floor slab. The safe door in the storm room under the porch comes from California and weighs approximately 2500 pounds. The door was specially designed to open inward instead of outward. The basement floor slab is 4” thick with wire mesh. The garage and gym foundation walls are poured, reinforced concrete with a 6” concrete slab with wire mesh.

The house walls are conventional wood framed walls. The gable end wall was engineered by me utilizing glulam beams and LVL stud members along with special steel brackets to tie it all together to prevent movement from wind forces on the end wall. The main floor and loft floor consist of manufactured wood trusses. The roof system also consists of manufactured wood trusses.

The interior logs for the home were provided by Expedition Log Homes and are all kiln dried with the exception of the main tie beams. The main tie beams have special steel brackets at the ends which structurally tie them to the wall top plate.

The garage walls are all 12 foot tall walls and sheeted with OSB plywood for lateral strength.

The heating and cooling system for the home is fairly complex. The outside central air unit is also a heat pump which is the most energy efficient way to heat the home down to 30 degrees. There is also in-the-floor heat tubes in the all of the concrete floor slabs, the house, gym and garage. All three are individually zoned. The heat tubes can be heated by an electric boiler or by the outdoor wood burning stove using the plate exchanger that is tied into the boiler. The main house can be heated either by the gas furnace or the outdoor wood stove that has a plate exchanger tied into the furnace. The home also has a gas fireplace. I currently use the outdoor wood stove to heat the entire house, floor slabs, gym and garage during the winter months.

The home is equipped with an oversized back-up generator that automatically kicks on if the power goes out. The generator runs on LP. It produces enough electricity that you can run everything in the house including air conditioning without any issues. In addition, the garage has two 220 outlets and the hobby room in the basement has a 220 outlet. All the rooms in the house and the fitness area are wired with coax and CAT5 data cables that run to a main switch in the mechanical room. In addition, a cell phone booster system was wired in the home. There are boosters on the loft ceiling, main level ceiling and in the basement. The antenna is on the main roof.

The total square footage of the house is 6988 square feet.

The basement area is 1658 square feet and has the storm shelter room, a bathroom with a sink, toilet and shower, and office room, a hobby room, the mechanical room, laundry room and a storage area with walk-in closet.

The loft is 506 square feet and consists of the master bedroom and master bathroom with sink, toilet and large walk-in snail shower with 2 shower heads and a walk-in closet.

The main level is a total of 4824 square feet. This area has the large 3 bay garage, fitness area, 3 bedrooms, full bathroom, kitchen with large pantry, dining room, living room, mud room and covered porch. There is also a 256 square foot deck on the back.

The driveway approach is 6” reinforced concrete, approximately 50 feet wide by 60 feet. The remaining driveway is all gravel.

The Caldera Spa Utopia-Cantabria Series, 8 person, 74 jet hot tub with lights and Bluetooth will be included in the home sale.