

Answers for Realtors

Front Porch

Q. What is the chest at the end of the porch for?

A. It is a recycling centre organized for a quick pre-sort.

Laundry/Mud/Pantry room

Q. What is the black button on the valence?

A. It is a gesture control for the under-cabinet lights. Wave your hand in front of it.

Q. The dryer looks strange?

A. It is a condensing dryer. The condensed water exits through the small hose in the hose cluster. If client should prefer a conventional dryer, dryer vent through the wall it is there; simply remove the plate & insulation and hook up.

Q. What is the little faucet to the left of the sink for?

A. It is for reverse osmosis drinking water. The “guts” of the system are in the lower cupboard to the left along with maintenance schedule.

Kitchen

Q. Tell me about the range

A. It is a propane fuelled, off-grid range. The ignition spark comes from a D-cell under the kickplate – battery life about two years. If you do not use the oven (countertop oven instead), a thirty-pound tank of propane lasts five to six months

Q. That frig is pretty small?

A. Easy to enlarge the width to accommodate up to a 33 inch frig by removing the drawer/cubby-hole units and cutting the counter back six inches.

Q. Does the skylight open?

A. Yes. Tool hangs to the left, just inside laundry room door

Living room

Q. Tell me about the thermostat on the wall?

A. The two living room and single dining room heaters are all attached to this thermostat. With the fan shooting heat down the hall into the rest of the house, owners find that is generally all the heat they need.

Q. Tell me about the woodstove.

A. It is a cast iron Nordic Jotul stove with an efficiency rating of 72.85. Right-sized to provide a pleasant warmth and carry the heat load under moderate conditions.

Ensuite Shower Room

Programmable thermostat on wall to control heated floor. Generously sized baseboard heater means this room warms up in a flash.

Enclosed Deck off Primary Bedroom

Q. Tell me about the glazing on the sliding doors.

A. It is flexible polycarbonate. The back (south) wall is still covered with a protective sheet on the outside. Owners had planned to remove it once construction was finished, but opted to leave it in place for privacy. It should just peel off if desired.

Q. Is that a heater on the ceiling?

A. Yes. Power supply switch just inside bedroom door; five levels of heat controlled with remote. Comfortable for morning coffee down to about 4°C outside temperature.

Front Bedroom

Q. This is a bedroom? Where is the closet?

A. The closet space is currently occupied by the large rolltop desk. The framing members are all there behind the drywall.

Flooring

Q. What is the flooring made of?

A. Three-quarter inch Pender Island fir planks (see sample). Technically a softwood, fir gets harder every year.

Rear deck

Q. What is the structure in the corner?

A. With a worktop/potting bench top, it has two lockable compartments underneath. One compartment securely houses a garbage can, the other a generator (not included in sale).