INFORMATION ON THE FEATURES OF 124 DELAWARE POINT

Prior to construction, during construction and after construction, extensive testing and sampling was completed by owner (contractor) and his friend who is an executive with United Consulting in Atlanta. All footings were tested for adequate soil bearing capacity before concrete was place. All reinforcing steel (re-bar) was inspected (prior to Roane County inspecting) to ensure it was the correct size and in the correct place.

Both structures (cabin and garage) have been monitored by the owner for settlement and it has been negligible. Because log homes sometimes settle, it was chosen to build the home as a Cypress log home. As advertised, the settlement/shrinkage has been less than ¼" in 14 years (since being built). With yearly visual inspections and minimal maintenance, this log home should last a very long time.

All walls are continuous, reinforced concrete that were formed in place. They are continuous from the wood pile at the bottom of the driveway, around the garage, across the front of the cabin, and then the lower walls at the basement – all are tied together. Drainage piping, waterproofing and stone backfill were used to ensure there would never be any water intrusion problems.

Stone backfill was used for all walls and driveway to avoid any future settlement issues. The concrete driveway is 12-14" thick with number 5 re-bar tied at 2' on center. This design is basically the same design as an airport runway. The concrete driveway goes all the way to the cabin foundation, with the deck placed over the concrete – this eliminates any exposed soil in the front of the house. A French drain was placed at the bottom of the driveway during construction and was designed to catch whatever water reaches the bottom, and the catch basin catches the lower drive. In addition, the power, water and phone lines all run under the driveway to avoid being damaged during storms.

There is an electric heat tape on the waterline near the water meter to protect against frozen lines during extreme cold weather if you are not at the home. The only place the waterline is vulnerable to extreme cold is near the meter and approximately 8-10" deep due to the presence of rock – this is the portion of the waterline protected by the electric heat tape.

The garage is a climate controlled detached, free-standing unit (although the foundation is integrally tied to the side retaining wall and cabin foundation) that is 750 SF with finished walls and high ceilings (painted plywood). There is also an attic for extra storage with a pull-down ladder for access (central heat and air unit is located in the attic). The garage door is 10' high to accommodate a medium-size boat on trailer for storage. There are (2) 90-watt spotlights at each corner of the garage and can be turned on from inside the garage or inside the cabin. There is also a RV power outlet located on the outside of the garage door.

The septic system is over designed and features (2) 2500 gallon pre-cast tanks on the south side of the cabin. One is a settling tank and one is for the pump. The pump could sit in a much smaller tank, but in case of a failure this should give about a week worth of capacity for 8 people (if the showers were of average length). The lift station pump is a 1-HP pump, versus the industry standard ¼ to ½ HP. This

works to provide additional support and longevity of the pump. There is also a PVC waste line ran directly into the settling tank for RV use.

The home features 200-AMP electric service to be sure there would be enough power for the garage, dock, exterior lighting, etc. There are (2) 100-AMP panels located in the basement mechanical room, and a 100-AMP subpanel for the dock (located midway down the stairs to the dock), and another 100-AMP subpanel located in the garage (the garage panel also powers the septic lift station).

There are exterior spotlights at the upper corners of the cabin and garage, as well as several at the hot tub level so that you can see going down the dock.

The wood deck at the basement (hot tub level) is prepped and ready to be continued around the cabin to mirror the upper deck. The columns have connectors already welded onto them at the correct elevation with bolt holes, and the concrete retaining wall has ½' bolts cast into the wall at 2' on center all the way around, ready to receive the ledger board. The original plan was to finish the deck to mirror the upper deck and build a set of steps down to the ground next to the garage, as well as replace one of the double-hung window units with a sliding glass door.

The home features a central vacuum system that is operational on all 3 levels of the cabin. It was designed so that all areas can be reached on each level and there is also a hose on each level. The pantry in the kitchen is roughed in for a washer/dryer. There is a propane connection for the gas grill located below the wood deck (just above the hot tub). This is a propane line that is ran from the large tank at the top of the hill (was never connected permanently to the gas grill, but can easily be connected).

In addition, the cabin is pre-wired for several speakers, including surround sound in the great room. All speaker wires are pulled to a central location (currently behind the TV). They can be moved fairly easily to the opposite side of the room (hole is drilled and ready, etc.). The great room is prewired for (4) wall-mounted speakers. The master bedroom is prewired for (2) wall mounted speakers. There are (6) prewired wall mounted speakers outside. The exterior sound system can be clearly heard at the dock. The basement is also prewired for (4) speakers.

There is a whole house cell phone amplifier installed in the great room (this adds about a bar of service to all providers, but works best in the great room). There is a commercial grade marine radio permanently installed in the kitchen area. The radio picks up several communications channels, emergency channels, and weather notices & advisories. It easily reaches boaters at the dam (12 miles away) and into Kingston (20 miles away).

Cove and dock are protected from nearly all storms, as they typically from the west and southwest, with the steep bank further offering natural protection. The wind speed on the dock and deck is typically half of what the actual wind. There is typically 8-10' of water in the slip during the lowest lake levels and 12-14' during peak water levels. As well, the way the home is positioned allows storms to blow over the top of the home. Position also allows for beautiful views of the river.

Dock is a commercial grade, floating style that is fully covered and held in place by driven steel pilings. The dock features convenience lighting within the dock, dual spotlights at each of the four corners, several GFI outlets, and power pedestal for a large boat (50-amp power with water service). The overall footprint of the dock is the largest that the Corps of Engineers will allow. The dock structure, walkway landings, and 1st flight of stairs are constructed of galvanized steel. The landing on the shore was designed and built at 6" above the 100-year flood level. The 100-year flood record has been broken since the dock was built and during the high water levels, the dock was still usable unlike many others in the area.

Dock also includes an attached floating jet ski dock (one has an electric winch with wired remote for pulling jet ski onto the ski dock), jet ski lift used for working on jet skis, (2) safety ladders at each end of the dock, (2) locking fiberglass dock boxes for storage that are bolted onto the landing, permanently mounted fire extinguisher, manual small boat lift for a small fishing boat or jet ski (maximum weight lift of approx. 500-600 lbs), waterslide mounted to the dock with an electric water pump, and (2) fluorescent fishing lights mounted on the NE corner of the dock for night fishing.