Core Purpose

To be the Best
Empty Nester Builder
in SW Washington
Core Values

- **Commitment to Excellence**---Aim high, focus on preparation and best efforts

- **Treat people with respect**---Be positive, patient, prompt and follow through

- **Accountability**---You control your choices and attitude

- **Be Trustworthy**---Do the right thing all the time

- **Integrity**---Do what you say you are going to do
We’ve learned a few things

- A sense of community is important
- No substitute for great design
- Every client desires some sort of customization
- Details matters—accurate plans and specifications
- Durable low maintenance products are worth it
- Quality and Comfort w/energy efficiency is important
- Indoor air quality and reducing dust is awesome
- Whole house water protection is a focal point of ours
- Universal Design is good for everybody
- Great lighting makes a difference
- We pay attention to the subfloor---its solid
- Do the work right and back up our work
State of Washington: One building code three climate zones
Blower Door Test

Energy Star Certified Energy Expert performs a blower door test to determine air leakage in the home before construction is completed.
Roof Truss Design

Conventional Heel Truss System

Raised Heel Truss Construction

Approx. 3”

Approx. 7”
Heat Loss Through Studs
Exterior Wall Construction

Conventional stud construction

Staggered stud application
Conventional vs Blown In Insulation

Conventional batten fiberglass insulation over conventional 2x4 studs

Blown-in fiberglass insulation over staggered studs
Quiet—Insulated Interior Walls - a Quail Standard!!
Water Protection
Properly prepared crawl space

Drainage & Crawl Space

Low point drain
Mechanical Rooms In Conditioned Space

Unconditioned garage space

Conditioned air space
Subfloor Construction

Joists on 16” centers for less deflection. Minimum of 7/8” sub floor material for added Strength
Roll in showers for Universal Design
Thoughtful Design for Easier Living

Single handle faucets - easier on Arthritic hands and lower possibility of scalding accidents

Lever handle doors for arthritic hands and when your hands are full

Outlets placed at 24” off floor - less bending over!
Thoughtful Design for Easier Living

- Recessed low foot rest for shaving.
- Hand held shower head, plumbed low to make cleaning easier.
- Grab bars at master shower and master toilet with blocking behind wall.
We Treat Your Home, Like Our Own

Millwork carpenter cutting in garage to keep dust out of the house

Don protecting surfaces
HVAC Ducting During Construction

Unsealed duct during construction

Sealed ducts during construction to protect air quality
Passive Radon Control System

NOTES:

1. INSTALL A LENGTH OF 3' OR 4' DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE 1" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONGER DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.

2. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NONCLOSABLE DESIGN.

3. CIRCUITS SHOULD BE A MINIMUM OF 15 AMP, 120 VOLT.