

## Water –

2023 – New well pump with very strong water source underground. Thompson Irrigation and Pump has the specifics. We put a very nice one that was around \$7000 after installation.

1500 Gallon Cistern – Regularly cleaned and maintained.

Well control box – Replaced in 2024.

Irrigation on west yard – 3 zones on a digital controller. 5 in ground sprinkler heads and above ground water sprinklers / drips to water the plants in that yard.

Frost Freeze lines are in both outbuildings near where the electric panels are. These all have excellent water pressure and we have not had issues with them during the winter.

Frost Free lines also run from the house to the property gate. Those were installed by the original builder and we do not use them. There is potential to irrigate  $\frac{3}{4}$  acre with these lines off the well, but buyer would need to confirm with Crook County.

Septic – Permitted and capacity is around 1,800 gallons. It is regularly maintained and cleaned. The leach field is past the septic tank and marked with T-Posts.

For the house, all the water lines / shut offs are accessed in the cabinet on the wall next to the washer / dryer in the laundry room. Everything is clearly marked and super easy to use.

## Electric –

Main Panel – Outside on the west facing external wall of house. This has room for expansion.

House Panel – Located in Master Bedroom on 1<sup>st</sup> floor.

2 Outbuildings and Barn – We had put in a 90amp service upgraded when I built the barn. They service all three of those building (each has its own sub panel).

## Appliances –

Dishwasher – 3 months old and was around \$600.

Washer / Dryer – Around 1 year old.

Fridge – Around 7 years old.

Oven – There is room to install a second oven underneath the existing.

Propane Cooktop – This is the only propane appliance in the house. The source is a small grill canister on the south facing porch. We use it daily and need to refill 2 times per year (typically lasts 6 months or so).

Smoke detectors are all hard wired in with backup batteries.