

Invitation to Housewarming Party

To what event is this invitation applicable?

This invitation is applicable to the housewarming party that will occur in the newly-constructed custom house at [REDACTED], [REDACTED], PA 18[REDACTED], on 2026-[REDACTED] (Saturday), between 12:00 and 16:00.

How do I get there?

[REDACTED]

Will there be enough parking?

There will be ample space for parking in the backyard (accessed through an alley behind the house) and on the street.

Who will host this party?

This party will be hosted by [REDACTED] (the owner of the house) and his mother [REDACTED] (the renter of a bedroom in the house).

Who is invited to this party?

The list of invitees is provided in appendix A.

Each invitee is permitted to bring one pet, but no household members. Entry WILL be refused to anything beyond that.

In November 2024, you said that invitees would be permitted to bring household members. Why have you reneged on that statement?

The house's living/dining room is 12'9"×16'9", for a total of 214 square feet. Under 2024 International Fire Code § 1004.5, if a room is used for "assembly without fixed seats—unconcentrated (tables and chairs)", then the maximum permitted number of occupants is one person per 15 square feet. Therefore, under the IFC, my house's living/dining room can contain only 14 people. The current expected attendees are 2 hosts and 14 invitees, so the space already is over capacity, and there definitely is no room for invitee household members.

Of course, the IFC officially is not applicable to houses. But a check of the floor plan indicates that the IFC capacity of 14 people sitting at tables is reasonable: the living/dining room has space for 12 people sitting around a single table (2'×10') or 18 people sitting around two separate tables (4'×6' and 2'×6'), assuming that around each table must be left a three-foot buffer for chairs and circulation.

Exception: If attendance is very low, with only six or fewer invitees accepting the invitation, then each invitee will be permitted to bring one household member (for a total of 14 or fewer attendees).

When and how should I respond to this invitation?

You should respond to this invitation no later than seven days before the party, with an email sent to [REDACTED]@[REDACTED].com.

What entertainment will be provided at this party?

The complete plans of the house will be available for perusal. Other construction documents (contracts, invoices, etc.), as well as construction photographs, will also be provided.

A house-design contest will be held among the attendees. (Your design must be original to you. You can bring a pre-drawn design if you want to, but it is preferred that you draw your design with pencil and paper while at the party. Graph paper, and a helpful educational handout regarding house design, will be provided at the party.) Prizes for first, second, and third place will be one-ounce, half-ounce, and quarter-ounce silver coins, respectively.

A ladder will be set up so that you can walk on the "flat" roof. (insurance information pending)

What refreshments will be provided at this party?

Refreshments are expected to include the items listed in appendix B.

What kind of house is this?

It is a 33'0"×26'0", 858-ft², one-story house with two bedrooms and two bathrooms, centered on a 12'9"×16'9" combination living/dining room. (The bedrooms and bathrooms are separated from the living/dining room with solid doors and weather stripping, in order to minimize sound transmission.) It is built on a slab foundation. For heating and air conditioning, it uses a "ductless mini-split", with three zones—one for each bedroom and one for the common area. Its insulation is slightly better than what the Pennsylvania Uniform Construction Code (i. e., the 2015 International Residential Code) requires (see appendix C). It has a suspended ceiling, a "flat" metal roof (with 1/12 slope, just like a curb ramp), and vinyl flooring in every room. It occupies the entire buildable

width of its 45'×170' lot (a four-car driveway is accessed through an alley at the back), but only one-sixth of that lot's buildable length. A fair characterization of it is “boring box”.

Multiple articles that I found on the Internet say that invitees to housewarming parties are expected to bring gifts.

There is *no need* for invitees to bring gifts.

At what temperature will the house be kept during this party?

The house will be kept at or above 75 °F.

What if I can't attend this party?

A 4K60 video walkthrough of the house can be viewed at [REDACTED].com/XXX, using username “[REDACTED]” (case-sensitive) and password “[REDACTED]”.

What are your plans for the future? Have you recovered from depression yet?

I have not recovered. Using the definitions laid out in appendix D, my wellness level currently varies between 3/5 and 2/5—better than the 1/5 that I was feeling in September 2025, but still far from the best. My plan for the future is to RELAX.

List of Invitees

(Appendix A)

Category	Family name(s)	Given name(s)
Coworker at retirement	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
Coworker soon before retirement	[REDACTED]	[REDACTED]
Brother	[REDACTED]	[REDACTED]

Menu of Refreshments

(Appendix B)

Category	Item	Is intended to be funny
Food	Whole-wheat bread and peanut butter (with toaster and butter knife available)	✓
	Oranges	✓
	Raw carrots	✓
	Steamed green beans	✓
	General Tso's chicken	X
	Cold cuts and submarine rolls	X
	Apples (with large knife available)	X
	Pepperoni pizza	X
Drink	Cheesecake	X
	Ginger ale	X
	Lemon–lime soda	X
	Grape juice	X
	Apple juice	X
	Seltzer water	X
	Filtered tap water	X

Insulation

(Appendix C)

Location	R-value (h·ft ² ·°F/BTU)		
	Required by PA UCC (2015 IRC)	Required by 2024 IRC	Actual
Floor	30*	20*	10
Walls	20	30	30
Ceiling	49	49	49

*

In each edition of the IRC, table N1102.1.2 (2015) or N1102.1.3 (2024) imposes a minimum R-value of 30 (2015) or 20 (2024) on “floors” and 10 on “slabs”, but that table does not explain which number applies to “slab floors”. In my opinion, § N1102.2.10 makes clear that the latter value applies only to *vertical* insulation at the *edge* of a slab floor, so the former value applies to *horizontal* insulation *under* a slab floor. But the contractor disagreed with my interpretation, and thought that such thick under-slab insulation would be prone to settling. I bowed to the contractor's preference.

Wellness Levels

(Appendix D)

Level	Willpower	24/7 headache	Enjoyment of life	Rough time period
5	Normal	None	High	Prior to late 2022
4	Low	None	Moderate	Late 2022 to late 2023
3	Low	Mild	Moderate	Late 2023 to late 2024
2	Low	Moderate	Low	Late 2024 to late 2025
1	Extremely low	Severe	Extremely low	Late 2025