

## GENERAL BUILDING SPECIFICATIONS OPTIONS

### Foundation

- ◆ 8' or 9' Heights, Steel Reinforced poured concrete foundation
- ◆ Form-a-Drain Tile System
- ◆ 3" Concrete Basement Floor
- ◆ 4" Concrete Garage Floor
- ◆ Insulated Foundations Walls per Wisconsin Energy Code
- ◆ Excavation, Backfill and Grading Allowance

### Structural Framing

- ◆ 8' or 9' Tall Framed Walls
- ◆ 2x6 16" O.C. Exterior House Walls
- ◆ 2x4 16" O.C. Garage Walls
- ◆ 3/4" H.P. Subfloor OSB Glued/ Nailed or Glued/Screwed
- ◆ 2x6 Treated Mud Sill with Sill Sealer
- ◆ 7/16" OSB Wall Sheathing
- ◆ 1/2" OSB Roof Sheathing
- ◆ 12" TJI Floor Joist
- ◆ DuPont Tyvek House Wrap
- ◆ Engineered Roof Trusses
- ◆ Kiln Dried SPF Lumber

### Garage

- ◆ 2 or 3 Car Garage
- ◆ Lift master Garage Door opener
- ◆ 2 Controllers / 1 Keyless Opener
- ◆ Steel Insulated Raised Panel door

### Roofing

- ◆ 30yr Dimensional Shingle Over 15lb. Felt Paper
- ◆ Ice and Water Barrier at All Eaves and Valleys 3' Height
- ◆ Continuous Ridge Vent
- ◆ Color Matched Metal Flashing

### Siding, Trim, Soffits

- ◆ Double 4" Vinyl Siding or 2 Coat Prefinished LP Smart Siding (25yr warranty on Finish 50yr Warranty on Product)
- ◆ 4" LP Smart Trim around all Windows (2 Coat Pre-Finish)
- ◆ 6" LP corners (1 piece)
- ◆ Aluminum or LP Soffits and Fascia
- ◆ "5 Seamless Aluminum Gutters and 4" Aluminum Downspouts

### Windows & Exterior Doors

- ◆ Sierra Pacific Casements, Low E, Argon filled, Grills per plan
- ◆ Fiberglass Front Entry Door, Sidelights per plan
- ◆ 6 panel Steel Service Door

### Insulation

- ◆ R23 (BIBS) Blown in Blanket System or Flash & Bat
- ◆ R19 Batt, R21 Batt, or 3" Closed Cell Foam
- ◆ 4mil Vapor barrier on all Exterior Walls
- ◆ R50 Accessible Attic Spaces
- ◆ Floor Joist Sprayed with 3" Closed Cell Foam

### Plumbing

- ◆ Kohler Brand Plumbing Fixtures
- ◆ Standard Kohler Colors
- ◆ Pex Water lines and Manifold System
- ◆ 50 Gal Powervent Water Heater
- ◆ Satin Nickel Faucets (Coralais or Fairfax)
- ◆ 3 Frost Proof Exterior Hose Bibs
- ◆ Sewer Lateral Allowance
- ◆ Sealed Sump Crock w/ submersible pump
- ◆ Radon Vent
- ◆ Roughed in Bath- Basement
- ◆ First Floor Laundry Hook-ups
- ◆ Water line to Refrigerator
- ◆ Badger V 1/2hp Garbage Disposal

### HVAC

- ◆ High Efficiency, Variable Speed Natural Gas Furnace
- ◆ Media Air Cleaner
- ◆ Programmable Thermostat
- ◆ 13 Seer AC
- ◆ Broan Ultra Quite Bath Fans Vented to the exterior
- ◆ Kitchen Exhaust Fan Vented to the Exterior

### Exterior Stone or Brick

- ◆ Cultured Stone, Brick, or Thin Cut Veneer Stone per plan

### Electrical

- ◆ 200 amp/40 Circuit Panel
- ◆ Switches/Outlets per code
- ◆ 3 Exterior Waterproof GFCI
- ◆ RG-6 Co-axial Cable in all Bedrooms, Great Room, & Dens
- ◆ 6" Recessed Lights in Kitchen
- ◆ Under Cabinet lighting Kitchen
- ◆ Above Cabinet Outlets Kitchen
- ◆ Pantry Door Switch in Kitchen
- ◆ Shower Cans in All Showers and Baths
- ◆ Eyeball Can Lighting at Fireplace Locations
- ◆ Carbon Monoxide/Smoke Detector Hard wired on all levels w/ a battery back up
- ◆ Front Door Chime
- ◆ 240v Clothes Dryer and Electric Range
- ◆ Light Fixture Allowance

### Drywall

- ◆ Orange Peel, Knockdown, or Skip trowel finishes
- ◆ One coat of Primer on All Walls and Ceilings
- ◆ Rounded or Square Corners with base board adaptors

### Fireplace

- ◆ Direct Vent Gas w/Blowers Included
- ◆ Mantle & Stone Veneer Allow.
- ◆ HE Wood Burner

### Flooring

- ◆ Flooring Allowance Per plan

### Closet Shelving

- ◆ White Melanin Shelving in all Closets
- ◆ 5 Shelves in Linen Closets / Pantry's
- ◆ 1 Pole / 1 Shelf in Bedrooms

### Mirror and Shower Doors

- ◆ Mirror / Shower Door Allowance per plan

### Millwork & Doors

- ◆ 6-panel doors standard
- ◆ Case & Base options per plan
- ◆ Casing size options: 2.25" / 3.25"
- ◆ Base size options: 3.25" / 4.75"
- ◆ Handrails, Newel Posts/Balusters allowance

### Hardware

- ◆ Schlage Accent Interior Door Handles
- ◆ Schlage Camelot Front Entry Handle set w/Deadbolt
- ◆ Matching Door Hinges & Knobs
- ◆ Deadbolt on Front Door, Garage Service & Fire Door

### Cabinets / Countertops

- ◆ Custom Cabinets w/ Soft close, Full Extension Drawers
- ◆ Dovetailed Maple Boxes
- ◆ Soft close concealed door hinges on all cabinet doors
- ◆ Crown Molding on All Upper Cabinets
- ◆ Plywood End Panels to all exposed ends of Kitchen Cabinets
- ◆ Roll out Shelving in Kitchen Base Cabinets where applicable
- ◆ Garbage Can Pull Out Cabinet
- ◆ 36" Tall Cabinets in Master Bath
- ◆ Capitalized Upper Corner Cabinets Kitchen
- ◆ Counter Top Allowance Per Homeowners Spec. (HD Laminate, Corian, Granite, or Quartz, etc)
- ◆ Cabinet Door Hardware Allowance
- ◆ Lazy Susan Cabinets where applicable

### Cleaning

- ◆ Finish Cleaning of Home Including Vacuuming, Washing floors, Dusting Doors and Woodwork, Cleaning out Cabinets, Sweeping Basement Floor, Sweeping Garage Floor, and Window Cleaning
- ◆ 3 Construction Dumpsters

### Additional Services

- ◆ Professional Plans offered
- ◆ Site Meeting and Home Placement Assistance
- ◆ Web Based Expediting
- ◆ Energy Star Certification
- ◆ Honest information and communication