



BUILDING SPECIFICATIONS

2427 Allied Dr, Madison WI

Lot 10 Mosaic Ridge

2 Bedroom Ranch with 1-Car Detached Garage

3/18/21

Note that actual selections are to be determined. If items listed are not available or not selected, a product equal in quality will be used.

FOUNDATION

7'9" Tall walls x 8" thick w/ #2 continuous rebar

Form-a-Drain footing drain, sump crock and pump

6" clear stone backfill beneath concrete floor

Tuff-n-Dri foundation damp proofing- 20 yr. dry basement guarantee

FRAMING

Engineered I joist floor systems, with premium OSB subfloor, glued and nailed

2x6 exterior walls, @ 24" O.C., using advanced framing techniques

Solid OSB wall sheathing, with 1" extruded foam and housewrap

Manufactured roof trusses with ½" OSB sheathing

ROOFING

35 year Certainteed architectural shingles over synthetic underlayment to provide full manufacturers warranty

Ice and water shield on all eaves and in valleys

SIDING

LP Smartside factory finished siding and trim

Aluminum soffit and fascia.

K style gutters and downspouts

WINDOWS AND EXTERIOR DOORS

Andersen 100 series windows. Low E glass

ThermaTru insulated steel or fiberglass entry doors w/ primed frame, painted on site

HVAC

Carrier 96% AFUE, two-stage, high efficiency, sealed combustion, natural gas fired furnace with ECM blower motor.

Carrier 16 Seer, single stage, high efficiency central air conditioner.

PLUMBING

Pex water piping

PVC drain piping

Kohler fixtures

Focus on Energy qualified direct vent water heater

24,000 grain metered water softener

ELECTRICAL

200 Amp electrical service

Recessed down lights and decorative light fixtures per plan

INSULATION

R-19 fiberglass sidewalls w/R-5 rigid foam sheathing

R-30 spray foam box sill insulation

R-50 blown fiberglass attic insulation

R-10 2" rigid foundation insulation

R-5 1" rigid under slab insulation

TRIM/CABINETS

Prefinished oak flush interior doors

2 1/4" colonial oak casing and 2 3/4" colonial oak base, prefinished

Solid oak handrails and stair parts

Merillat Basics cabinets, Colony door style, four stain color choices

Plastic laminate double cove countertops

Schlage door hardware w/ deadbolts on exterior doors. Decorative handle set on front door

FLOORING

LVP on entire main floor except bedrooms and bathroom

LVT in bathroom

Carpet in both bedrooms

APPLIANCES

Kitchen appliance package including range, refrigerator, dishwasher, and microwave.

GARAGE

1-Car detached garage (12 x 22)