



## **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 ¼" colonial oak casing and 2 ¾" 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)