



## **Building Specifications, Allowances, and Plan Notes**

### **2408 Dunns Marsh TE 2-Story, 3 BD Plan with Basement Finish (10/25/21)**

**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.**

**All homes are certified by Wisconsin FOCUS on Energy New Homes Program with third party inspections and testing for certification requirements.**

#### **FOUNDATION**

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

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

6" clear stone backfill beneath concrete floor

Tuff-n-Dri foundation coating - 15 yr. dry basement warranty

#### **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**

GAF architectural shingles over synthetic underlayment to provide full manufacturer's warranty

Ice and water shield on all eaves and in valleys

#### **SIDING**

LP Smartside factory finished siding and trim

Aluminum soffit and fascia

Roof brackets – allowance for (7) on front of house, (7) on back

K style gutters and downspouts

## **WINDOWS AND EXTERIOR DOORS**

Andersen Single Hung, gliding, and fixed 100 series fiberglass windows. Low E glass

ThermaTru insulated entry doors w/ primed frame

(2) Larson Screen-Away® 356-52 Lifestyle White Storm Doors

(2) 9x7 Safe-Way, Model 65 overhead garage doors with vision panels and openers.

## **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.

Second zone in basement

(2) Honeywell TH4110 thermostats

## **PLUMBING**

Pex water piping

PVC drain piping

Plumbing fixtures per plumber's spec sheet (9/16/21), except main bath on 2<sup>nd</sup> floor and bath in basement will have 60x36 shower module (rather than tub/shower module).

Direct vent 75 gallon water heater

24,000 grain metered water softener

## **ELECTRICAL**

200 Amp electrical service

Decorative light fixtures and ceiling fans per plan

Bath vent/fans in each bathroom and future kitchen in basement

Recessed lights per plan

LED light bulbs

Undercabinet lights in kitchen

One extra outlet in each bedroom, one outlet at each toilet

## **INSULATION**

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

R-50 blown fiberglass attic insulation

R-10 2" rigid foundation insulation

R-10 2" rigid under slab insulation (basement)

Spray foam box sill and floorlines

Sound batt insulation around mechanical room

## **TRIM/CABINETS**

Prefinished/**stained** oak flush interior doors

Drywall returns on windows with oak sills

2 ¼" oak casing and 2 ¾" oak base, prefinished/**stained**

Solid oak handrails and stair parts

Merillat Basics cabinets, Colony door style, three **stain** color choices (see Merillat brochure)

Corian countertops (Group A and promo group B colors) in kitchen and bathrooms on main and second floor. Plastic laminate vanity top in basement bathroom. Includes integral sinks in main and second floor kitchen and baths, and drop-in sink provided by plumber in basement bath.

Schlage Georgian style door hardware. Dead bolts on basement bedroom doors.

## **FLOORING**

Luxury Vinyl Planks (LVP) on all floors (main, <sup>nd</sup> floor, and finished basement area), including both sets of stairs.

## **APPLIANCES**

Kitchen appliances including gas range, refrigerator, dishwasher, range hood. NO microwave included. Includes one set clothes washer and dryer.

## **LANDSCAPING**

includes grading and seeding lawn, plant beds/plantings per CDA standard plan, topsoil, and retaining walls.

## SCHEDULE OF ALLOWANCES

<b>Allowance Items</b>	<b>Amount</b>
Destree plan fee and any revision charges	\$3,576
Haul fill dirt out and back	\$2,500
Foundation wall (extra wall height may be needed with poor soil)	\$14,000
Lumber and rough framing materials, includes trusses	\$43,580
Exterior doors	\$3,363
Siding, soffit, fascia	\$13,900
Roof brackets, material and labor (14 brackets)	\$1,750
Flooring (LVP in all finished areas, including stairs)	\$16,444
Trim and interior doors (stained), and door hardware	\$9,242
Kitchen and bath cabinets	\$4,637
Kitchen and bath tops	\$6,264
Decorative light fixtures and ceiling fans	\$1,800
Bath mirrors and hardware (towel bars, TP holder)	\$1,000
Closet shelving materials	\$500
Appliances	\$4,200
Garage doors	\$3,690
Sidewalks and steps	\$3,500
Lawn and landscaping	\$9,475

If the cost of any Allowance item exceeds the Allowance for such item, Buyer will charged the amount the actual cost of such item exceeds the stated Allowance.

If the cost of any Allowance item is less than the Allowance for such item, Buyer will receive a credit for the amount the actual cost of such item is under the stated Allowance.

**PLAN NOTES:**

The back door to kitchen will be hinged on left side (Left Hand Inswing).

There will be NO sidelite at back kitchen door.

There will be a 2636 (30" x42") single hung window to the right of the refrigerator, at the same height as the window above kitchen sink. Basement linen closet next to bathroom to be 20" wide rather than 24". Note that basement bath vanity width may need to be shortened a few inches. Jim will discuss with owner before it is framed.

Drywall soffit to be built in above kitchen wall cabinets.

Kitchen peninsula to be counter height (not raised).

Main bath on 2<sup>nd</sup> floor and basement bath to have 60x36 shower module (rather than 60x32 tub/shower module).

The vanity lights in master bathroom on 2<sup>nd</sup> floor to be above mirrors (not on sides).

Main floor and 2<sup>nd</sup> floor kitchen and baths to have Corian integral sinks. Owner would like single bowl sink in kitchen. Owner to select kitchen sink when tops are selected. Basement bath will have laminate top, with drop-in sink provided by plumber.

Add ceiling exhaust vent/fan to future kitchen in basement.