

KEGONSA BUILDERS INCORPORATED

CONSTRUCTION SPECIFICATIONS

CUSTOMER: Spec home

ADDRESS: 262 Drumlin Circle, Oregon WI 53575

LOT # 12 Alpine Meadows

1. PERMITS, INSPECTIONS AND UTILITIES

- All local and state permits and fees
- All municipal inspections and Certificate of Occupancy
- Connection and payment of utilities until completion of construction or closing

2. EXCAVATION

- Topsoil – topsoil to be stripped and placed on property for re-use
- Bearing soil – to be of natural clay or compacted soil
- Backfill – foundation to be backfilled with excavated soil, garage and stoop to be filled with sand
- Laterals – water and sewer laterals to be connected and installed to basement location

3. FOUNDATION

- Footings – 16"x8" poured concrete, five bag mix
- Foundation wall – 8'-9" poured concrete, five bag mix, rebar reinforcing as required
Note: if due to site and/or weather conditions, it is determined by Kegonsa and the foundation contractor that it is necessary to pump the concrete, this additional expense shall be the responsibility of the buyer
- Drain tile – 4" plastic drain tile system to be installed along interior and exterior perimeter of foundation wall and covered with wash rock, sump pump installed
- Form pins – to be removed from both sides
- Waterproofing – none

4. BUILDING MATERIALS

- Floor framing – 9 ½" engineered I-joists 16"oc, with ¾" T&G osb sheathing glued and nailed
- Exterior wall – 2x6 stud's 16"oc, with 7/16" osb sheathing and Tyvek house wrap
- Interior wall – 2x4 stud's 16"oc
- Roof framing – engineered trusses 24"oc with 7/16" osb sheathing

5. CONCRETE FLAT

- Basement – 3 1/2" poured concrete, six bag mix with trowel finish over vapor barrier
- Garage – 4" poured concrete, six bag mix with trowel finish over vapor barrier
- Stoop – 4" poured concrete, six bag mix with broom finish
- Driveway – 16' wide, 4" poured concrete, six bag mix with broom finish

6. EXTERIOR FINISHES

- Asphalt shingles – CertainTeed, Landmark 30 (architectural grade) over 15# ASTM felt paper
- Vinyl siding – CertainTeed, Mainstreet Collection double 4” clapboard
- Trim boards – CertainTeed, 3 ½” vinyl lineal or Azek trimboard, per plan
- Fascia & soffit – Rollex, aluminum vented soffit
- Gutters and downspouts – aluminum seamless
- Masonry – brick veneer, per plan
- Painting – primed and painted with latex paint

7. DOORS AND WINDOWS

- Front door – Jeld-Wen, Classic series, to be painted on site
- Back entrance door – Jeld-Wen, Classic series model 21, to be painted on site
- Garage door – Gadco model 7926TT, raised panel type
- Garage door opener – Liftmaster, model LM3255, 1/2hp with 2 remotes
- Patio door – Jeld-Wen, Premium Vinyl w/ Low-E glass, sizes per plan
- Windows – Jeld-Wen, Premium Vinyl casement w/ Low-E glass, sizes and grills per plan

8. FIREPLACE

- Chase – per plan
- Unit – Heatilator, Novus model NDV3933
- Type – direct vent gas
- Fan – none
- Facing – allowance \$900.00 to include: hearth, surround, and mantel

9. INSULATION

- Ceiling – fiberglass blown-in, R-50
- Exterior wall – fiberglass batt, R-19
- Box sill – fiberglass batt, R-19
- Basement stud furring – fiberglass batt, R-11
- Visqueen – ceilings and sidewalls, 4 mill thickness

10. DRYWALL

- Interior ceilings – ½” high strength drywall applied with screws
- Interior walls – ½” drywall applied with screws
- Garage – 5/8” drywall applied with screws to entire ceiling and common walls only
- Corners – metal corner bead applied to outside corners
- Joints – three coats of compound applied
- Finish – sprayed on orange peel texture and painted with high build flat paint
- Custom interior painting – one fashion color sprayed on walls & ceilings

11. MILLWORK

- Interior doors (swinging / pocket) – flat 3-panel “craftsman style” maple, clear sealed
- Interior doors (bifold) – hollow core maple veneer flush, clear sealed
- Baseboard – maple flat w/ rounded edge 3/8”x 3 ¼” clear sealed
- Casing – maple flat w/ rounded edges 7/16”x 2 ¼” clear sealed
- Railings – L.J. Smith, model LJ-4075/ LJ-5060/ LJ-6000 maple, clear sealed
- Closets – white supershef with wood pole installed

12. CABINETS & COUTERTOPS

- Kitchen cabinetry – allowance \$7000.00
- Laundry room cabinets – per allowance
- Bath vanities – per allowance
- Kitchen countertops – 3cm granite, allowance \$3000.00 to include, stainless steel undermount sink
- Vanity countertops – Elite, ¾”cultured marble with integral sink

13. PLUMBING

- Basement
 - All plumbing supply lines to be CPVC
 - 3 Pipe system for future water softener
 - Bath rough – included, per plan
 - Hose bibs – (2) Mansfield, anti-siphon frost proof silcocks
 - Water heater – A.O. Smith, Powershot model GPVH40N, 40 gal. natural gas power vent
 - Floor drain – 3” pvc and backwater valve
 - Sump pump – Zoeller 72 pump with discharge pipe to exterior
- Laundry
 - Full hook-ups for washing machine
 - Utility tub – Mustee, Utilatub 19W white
 - Utility tub faucet – Gerber, model 49-241
- Kitchen
 - Sink – per item #12
 - Faucet – Kohler, Forte model K-10433-VS stainless
 - Disposal – Insinkerator, model Badger I, 1/3hp
 - Water line to refrigerator
- Powder Room Bath
 - Pedestal sink – Kohler, Archer model K-2359-4 white
 - Lavatory faucet – Kohler, Coralais K-15182-CP chrome
 - Water closet – Mansfield, Alto model 130/160 white
- Main Bath
 - Tub/shower module – Aquarius, model AQQ6004TSL white
 - Tub/shower faucet – Kohler, Coralais model K-304-K-NA/ K-T15601-4-CP chrome
 - Water closet – Mansfield, Alto model 130/160 white w/ seat
 - Lavatory faucet – Kohler, Coralais model K-15182-CP chrome
- Master Bath
 - Shower module – Aker, model S4836 white
 - Shower faucet – Kohler, Coralais model K-304-K-NA/ K-T15611-4-CP chrome
 - Water closet – Mansfield, Alto, model 130/160 white w/ seat
 - Lavatory faucet – Kohler, Coralais model K-15182-CP chrome

14. HEATING VENTILATION & AIR CONDITIONING

- Furnace – Carrier, model 58MCB060, single stage (92 AFUE), sized accordingly
- Air conditioner – Carrier, model 24ABB324 Puron (13 SEER), sized accordingly
- Thermostat – Honeywell, programmable model 4000 5/2
- Supply & return air openings – to be determined by contractor
- Bath fans – 4” duct vented to exterior
- Range hood – 3”x10” duct vented to exterior
- Gas piping – to furnace, water heater, and fireplace

15. ELECTRICAL

- Service – 200 amp underground
- Switches/receptacles – per code, light almond
- Exterior – two weatherproof GFIC outlets provided
- Smoke detectors – each level and bedrooms, per code hard wired with battery backup
- Carbon monoxide detector – one on bedroom level hard wired with battery backup
- Bath fans – Broan, Ultra Quiet model QTR110
- Cable jacks – 4 provided, type RG6
- Phone jacks – 4 provided, type CAT5E

16. LIGHT FIXTURES

- Type – per plan, allowance \$875.00
- Recessed lights – included, in kitchen only per plan
- Ceiling fan installation – one fan included

17. FINISH FLOORING

- Type – allowance \$7700.00 to include: material, installation, and flooring protection

18. HARDWARE

- Entry locks – Kwikset model Polo K400P
- Deadbolts – two included, Kwikset model K660
- Interior knobs – Kwikset model Polo K200P
- Towel bars/paper holders – one per bathroom in chrome finish
- Mirrors – 1/8” plate glass beveled mirror, size per vanity

19. APPLIANCES

- Type – allowance \$2500.00 to include dishwasher, microwave, range, refrigerator, and installation
- Range & clothes dryer – 220 outlet or gas line provided

20. LANDSCAPE

- Topsoil – spread existing top soil from lot
- Seed – fine grade and seed rear lot
- Sod – front and sides per covenants
- Plantings – by owner
Note: Buyer acknowledges that this property may be subject to plat restrictions and covenants that contain planting and landscaping requirements. It is agreed that buyer is solely responsible for compliance with said requirements
- Retaining walls – boulder walls to be used for proper grading of the exposed basement per plan.

21. OTHER IMPROVEMENTS AND MISC.

- Energy Star certified
- Green Built certified

KEGONSA BUILDERS, INC.

Buyer

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