
KEGONSA BUILDERS INCORPORATED

CONSTRUCTION SPECIFICATIONS

CUSTOMER: spec home

ADDRESS: 5203 Buttonbush Drive, Fitchburg, WI 53711 **LOT #** 246 Swan Creek

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 at 3500psi
- Foundation wall – 8’-9” poured concrete at 3500psi with 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 – Tuff-N-Dry 15yr. polymer enhanced asphalt liquid membrane applied to exterior wall

4. BUILDING MATERIALS

- Floor framing – 11 7/8” Engineered I- joists 16”oc, with 3/4” 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 – 30’ wide tapered, 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, Monogram 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 – Dutch Quality, Ledgestone 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 & service door – Jeld-Wen, Classic series model 21, to be painted on site
- Garage door – Gadco, 7825 series, raised panel type
- Garage door opener – Liftmaster, model LM3255, 1/2hp with 2 remotes (16’ dr only)
- Patio door – Andersen, Perma-Shield model PS61611 Low-E glass
- Windows – Andersen, 400 series casement and 200 series double hung Low-E glass, sizes per plan

8. FIREPLACE

- Chase – per plan with metal cap
- Unit – Heat N Glo model 6000G-IPI
- Type – direct vent gas
- Facing – allowance \$900.00 to include: hearth, surround, and mantel

9. INSULATION

- Ceiling – fiberglass blown-in, R-44
- 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

- Ceilings – ½” high strength drywall applied with screws
- Walls – ½” drywall applied with screws
- Corners – metal corner bead applied to outside corners
- Joints – two coats of compound applied and sanded
- Finish – sprayed on orange peel texture with high build flat paint
- Garage – 5/8” drywall on common walls and entire ceiling with taped seams

11. MILLWORK

- Interior doors (swinging & pocket) – flat 3 panel 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 \$6000.00
- Bath vanities – per allowance
- Kitchen countertops – 3cm granite, tier 1 with undermount stainless steel sink
- Vanity countertops – Elite, ¾”cultured marble with integral sink

13. PLUMBING

- Basement
 - All plumbing supply lines to be CPVC
 - 3 Pipe system for water softener
 - Bath rough – included, per plan
 - Hose bibs – 2, Mansfield frost proof sillcocks provided
 - Water heater – A.O. Smith, Powershot 40 gal. natural gas power vent
 - Utility tub – Mustee, Durastone 11
 - Utility tub faucet – Gerber, model 49-536
 - Floor drain – in basement 3” pvc with backwater valve
 - Backwater valve – 4” backwater valve with sleeve installed
 - Sump pump – Zoeller 72 pump with discharge pipe to exterior grade
- Laundry
 - Washer box – PVC box installed with drain vent and water lines
- Kitchen
 - Sink – to be provided with granite tops, see item #12
 - Faucet – Kohler, Simplice model K-596-VS chrome
 - Disposal – Insinkerator, model Badger I 1/3hp
 - Water line to refrigerator location provided
- Main Bath
 - Tub module – Aquarius, model AQG6004TSL white
 - Tub faucet – Kohler, Coralais model K-304-K-NA/ K-T15601-4-CP chrome
 - Water closet – Mansfield, Alto model 130/160 white with seat
 - Lavatory faucet – Kohler, Coralais model K-15182-CP chrome
- Master Bath
 - Shower module – Aker, model SHLS-60 white
 - Shower faucets – Kohler, Coralais model K-304-K-NA/ K-T15611-4-CP chrome
 - Water closet – Mansfield, Alto model 130/160 white with seat
 - Lavatory faucets – Kohler, Coralais model K-15182-CP chrome

14. HEATING VENTILATION & AIR CONDITIONING

- Furnace – Carrier, model 58MCB single stage (92% AFUE), sized accordingly
- Air conditioner – Carrier, model 24ABB (13 SEER) with coil, 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 and water heater

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 \$1000.00
- Recessed lights – kitchen and fireplace per plan, \$90 each additional
- Ceiling fan installation – one fan included, each additional \$50 per fan

17. FINISH FLOORING

- Type – allowance \$10,000.00 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 \$2000.00 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 entire lot
- Sod – none
- 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 – none

21. OTHER IMPROVEMENTS AND MISC.

- Energy Star certified
- Green Built certified

KEGONSA BUILDERS, INC.

Buyer

Buyer