



Printed: Mar 25, 2026  
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## Specification

**Job:** Falstone Model #2-7

**Address:** 1326 Falstone Alcove NE, Byron, MN 55920

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# 100. Project Information

Specifications to build a single family home for:

- Falstone Model #2-7
- 1326 Falstone Alcove NE Byron, MN 55920
- 1,610 sq. ft. slab-on-grade with a 3 car garage (714 sq ft)
- Bigelow Homes LLC is the Minnesota licensed contractor
- License # BC431673
- Materials of similar type and quality may be substituted without notice to or consent of Buyer, as long as such change or substitution shall not substantially alter the character of the home or reduce the value thereof.

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# 101. Preliminary Costs

## Lot:

- Legal Description:  
Lot 2, Block 7, Somerby Golf Community West First Addition

## Building Permit:

- Builder shall complete permit applications and make submissions to municipality for all building and mechanical permits required.
- Builder and Builder's subcontractors are responsible for completing all required inspections.

## Plan Fees:

- Builder will provide all building plans and site plan.

## Utilities:

- Builder will provide and install hookups for city water and sewer
- Builder will coordinate with Minnesota energy to have gas service installed
- Builder will install electric service
- Builder will pay for all utilities during the construction period
- Buyer is responsible to have all utilities switched into their name and will be responsible for all costs after closing

## Construction Loan:

- Builder will provide construction loan financing

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# 102. Excavation, Foundation, and Rough Structure

## Excavation, Sewer and waterlines, Back fill:

- All necessary excavating and rough grading according to the approved site and grading plan.
- City Sewer and Water hookups
- Erosion Control - silt fence and stabilized construction driveway
- Install Gravel under the slab for passive radon system

## Footings and Foundation:

- Continuous concrete footings with 5 courses of block
- See plan for foundation details

## Foundation Insulation and Waterproofing:

- Foundation is insulated on the exterior with a 2" foam (R-10)
- Treated plywood ribbon board covering the Foam above grade

## Lumber:

- 2" x 6" exterior walls with 7/16" sheathing
- 2' x 4" interior partition walls
- Housewrap to protect against water and air infiltration
- Engineered roof trusses with energy heel
- 1/2" Roof sheathing
- 2" x 6" sub-fascia
- Anderson 100 Series Windows with Low E glass
- Insulated front door and garage entry door with deadbolt lock
- Pan Flashing for all exterior doors
- 1/2" Sheetrock for all walls and 5/8" on the ceilings
- Painted MDF flat casing and base
- Paintable panel interior doors (solid core)

- Schlage locksets on interior and exterior doors
- **Vertical Shiplap for 3 sides of fireplace**

## Framing Labor:

- Frame all interior and exterior walls with exterior sheathing
- Set roof trusses and sheath
- Install house wrap on house and garage walls
- Tilted window sills and pan flashing on all windows and doors
- Install drip cap on all horizontal members on the exterior of the home and integrate it into housewrap
- Install all windows, exterior doors and install locksets
- Deposit all debris in provided dumpster and stack all excess lumber for returns

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# 103. Mechanicals

## Plumbing:

### Kitchen – Furnish & Install

- Undermount stainless steel kitchen sink
- Black Moen Sleek single handle faucet with pull-out spray
- Badger 1 food waste disposer.
- Install provided dishwasher.
- Install icemaker box and make final connection to the appliance.

### Laundry Room – Furnish & Install

- Washing machine box with trim ring. Final connection to the appliance by others.

### Bathroom(s)– Furnish & Install

- Moen Genta black single handle lavatory faucets
- Gerber Maxwell Comfort Height white toilets with seat.
- Warm Rain white one piece fiberglass tub and shower unit. (60x32)
- Tile shower with center drain
- Chrome Moen posi-temp tub and shower faucet with TL183 chrome trim
- Double bowl sinks in owners bath

### Misc. Plumbing

- 40 gallon natural gas power vent water heater.
- Gas piping (2PSI) for 4 appliances (fireplace, range, furnace & water heater)
- (2) frost free wall faucets installed on the exterior of the home (location by builder)
- Vented floor drain in utility room for mechanical equipment.
- Garage floor drain
- Insulate hot water distribution piping per energy code.
- Plumber with water softener loop.
- All exterior wall penetrations include white siding blocks.
- Plumbing and gas piping permits included.

# Electrical:

The following is the electric specs for a slab house. All wiring will be done to code and we will provide wiring for the following:

- 150 Amp electric service
- Electric range
- Electric dryer
- Dishwasher
- Space-maker microwave
- Gas range outlet (gas line is extra)
- Smoke detectors per code
- Smoke/co detectors per code
- 1 *RING* doorbell kit
- White siding blocks used on all wire penetrations
- Central air
- Temporary power for construction
- Laundry circuit
- Furnace circuit
- 4 porcelain lights in the garage
- 4 phone outlets (Cat 5e)
- 4 cable outlets
- 16 Disk lights
- 2 Pendant lights
- 2 Extra switches
- 2 Ceiling fans
- Permit fees
- Pop up island outlet is not included

We will provide the smoke detectors, Ring doorbell kit, and all porcelain lights. We will also provide white light blocks. All other lighting is the responsibility of the owner.

# HVAC:

- 1 Carrier 96% High Efficiency Two-Stage Furnace
- 1 Carrier 13 SEER Air Conditioner
- 1 Ecobee 6 WIFI thermostat
- Broan Ultra Quiet bath fan(s)
- All Supply and Return Duct
- 1 Aeroseal Duct Sealing performed on entire system
- 1 RenewAire ERV Air Exchanger
- 1 Dryer Vent Rough In (Final Connection to be made by others)
- 1 Range Vent Rough In (Includes hanging micro or hood at finish)
- 1 Fresh Air into Mechanical Room per Code

# Radon:

- Provide and install 4" radon pipe from below concrete slab through roof
- Radon vent pipes shall provide enough space around the pipe for future installation of a fan system
- Connect radon pipe to drain tile under the concrete slab

- Identify radon vent pipe with at least 1 label on each floor
- Insulate radon pipes routed through unconditioned space

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# 104. Exterior Finishes

## Roofing:

- Provide and install laminated shingles with a minimum of 30 year warranty
- Install per manufacturer specifications
- Install underlayment and all required flashings and kickouts
- Install ice and water shield from eaves to a point 24" inside exterior wall

## Exterior Concrete:

- Install 4" thick 28' wide concrete drive, front and rear porch slab, & concrete walk to driveway

## Garage Door:

- Provide and install steel insulated garage door(s) with steel back interior (R-10)
- Provide and install 1 garage door opener on the wider door
- Provide and install Keypad for the opener and 2 remotes

## Siding:

- Provide and install Vinyl siding (D4) per plan
- Install pre-primed LP on front of house and garage
- Install 1x4 Lp wraps on all windows and doors
- Wrap 3 front posts in LP
- Provide and install aluminum soffit and steel fascia
- Install flashings on all exterior penetrations

## Exterior Paint:

- All exterior doors painted with Sherwin Williams paint
- All LP siding, trim boards and door jambs painted with Sherwin Williams Duration paint

## Construction Site Clean Up:

- Removal of all construction debris (on site dumpster provided by builder)

## Exterior Stone:

- Stone per plan

## Gutters:

- Complete gutters and downspouts

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# 105. Interior Finishes

## Slab Floor:

- 4" Concrete floor
- Install 6 mil vapor barrier between gravel and Concrete for radon system

## Garage Floor:

- 4" Thick concrete garage floor
- Reinforced with 1/2" rerod

## Insulation:

- Provide and install: R-21 Fiberglass batt and poly for all exterior house walls
- R-21 Fiberglass batt and poly for exterior garage walls
- R-49 Blown fiberglass and poly for house attic (16.75" average depth)
- Foam chutes at truss heal for attic ventilation
- Foam, caulk and seal all penetrations and seams in the vapor barrier
- The home will be required to pass a blower door test with a maximum of 3 ACH50

## Fireplace:

- Kozy Heat SP-41 gas fireplace (with fan & remote)

## Drywall Insulation and Taping:

- Install Sheetrock and tape with walls taped flat and sanded
- Ceilings sprayed with Knockdown texture
- Garage walls and ceiling are sheetrocked (Taping and painting not included)

## Closet Shelving and Mirrors:

- Wire Shelving system in each closet, pantries and linen closets with 4 rows of shelving

- Custom closet layouts by request
- Flat mirrors for all vanities

## Trim Labor:

- Install all interior millwork and doors
- Install base shoe on LVP floors
- Install all interior door hardware

## Interior Paint:

- Prime all walls
- Paint ceilings with Flat white paint (Rucco ceiling color)
- 2 Coats of washable Sherwin Williams Cashmere Low Luster Paint (1 Color, additional \$150 per color change)
- Painted trim and interior doors with Sherwin Williams pro classic acrylic enamel paint

## Final Clean:

- Final clean on interior of home before closing

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# 106. Allowances

## Flooring: \$15,500.00

- **Bid LVP throughout, carpet in bedrooms only, tile floor & shower in owners bath, tile floor in hall bath, and backsplash in kitchen, no stone on fireplace (shiplap on fireplace)**
- Buyers have an allowance for the Flooring. Buyers will meet with Builders flooring contractor to make selections and discuss options for the flooring. The buyers will approve the final price on the flooring and agree to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

## Cabinets: \$20,100.00

- **Bid stained cabinets, 42" tall upper kitchen cabinets, bench with hooks in mudroom, larger mantle for fireplace**
- This home has an allowance for the Cabinets. Buyers will meet with Builders cabinet contractor to make selections and discuss options for the flooring.  
The buyers will approve the final price on the cabinets and agree to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

## Cabinet Tops: \$8,000.00

- **Bid Quartz Tier 2**
- This home has an allowance for the cabinet and vanity tops. Buyers will meet with Builders Cabinet contractor to make selections and discuss options for the tops. The buyers will approve the final price and agrees to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

## Appliances: \$5,000.00

- This home may or may not have an allowance for the appliances. Buyers will meet with Builders appliance supplier to make selections. The buyers will approve the final price on the appliances and agree to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

## Electrical Fixtures: \$2,800.00

- This home has an allowance for the electrical fixtures. Buyers will meet with Builders lighting supplier to make selections. The buyers will approve the final price and agrees to pay any amount in excess of the allowance. If the final

price is less than the allowance that amount will be credited to the buyer.



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# 107. Exterior Site Work

## Final Grade:

- Final grade lot to meet grading plan requirements

## Landscaping:

- \$6,000 landscape allowance included

## Sod:

- Full sod
- All watering is the responsibility of the home owner

## Retaining Wall:

- Not included

## Irrigation:

- Not included

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# 108. Closing Costs and Warranty

## Closing Costs:

Builder will provide for the following closing costs:

- Prepare and deliver warranty deed to buyers closing agent
- Transfer tax for recording the deed
- Recording fees for the mortgage release
- Commission fees to realtors (if any)

Any additional closing fees are the buyers responsibility

## Warranty:

Your Bigelow Homes representative will walk through your new home with you prior to closing, making notes on items that require attention and answer any questions you may have. At this walk through, we will review your Electronic Homeowner's Manual and explain the electronic portal for you to submit warrantied work orders. This Homeowner's Manual is your personal guide to homeowner maintenance and warranty issues and is designed to be a reference source for the life of your home. Bigelow Homes is committed to our mission as a homebuilder and in support of that we offer a full-time service department as a contact source, for you the Homeowner.

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# 109. Home Building Process Guide:

## Lumber:

- LUMBERYARD MEETING  
Destination Building Center  
714 County Rd 3 NW  
Byron, MN 55920  
507.775.9977 x103 (Dan Johnson)

You will need to make an appointment with Dan. His hours are Monday through Friday 7:30 to 5:30. This will ensure you a speedy process. Please bring your blueprint and specifications with you.

## Plumbing:

- PLUMBING FIXTURES  
Gerhard's Kitchen, Bath & Lighting Store  
3815 Highway 14 W  
Rochester, MN 55901  
507.289.2300  
PLUMBING CONTRACTOR: Knutson Plumbing

Your plumbing fixtures are listed in your Specifications. Our plumbing contractor supplies these plumbing fixtures for your new home. If you would like to change any of these fixtures, you can do so at Ferguson Supply, the quote change will come from our plumber. There may also be an additional charge from the plumber if the upgraded fixture requires more labor to install. We will not install or warranty homeowner bought plumbing fixtures!

## Flooring, Cabinets, and Cabinet Tops:

- Tile Superstore & More (Lori Miller-Beach (cabinets) & Amy Hansen (flooring))  
2411 7th Street NW  
Rochester, MN 55901  
507.285.1109

When you set up an appointment with a Tile Superstore cabinet representative you will need to select the tops for your cabinets and vanities also.

# Appliances:

- APPLIANCES

Warners'-Stellian Appliances (Deb Scrabeck, [dlscrabeck@warnersstellian.com](mailto:dlscrabeck@warnersstellian.com))

4320 US-52 N

Rochester, MN 55901

507.252.5552

If the contract includes an appliance allowance, you may charge these selections to Bigelow Homes. Our plumber and electrician will provide the installation of the dishwasher. Our heating company will also install your micro-hood. The hookup or installation of all other appliances is your responsibility. If your refrigerator has an icemaker, we can run a water line to it and hook it up. This is an additional \$125.00. If this is not included in your contract, you need to contact our office and let us know this before the plumbing is roughed in.

# Electrical Fixtures:

- LIGHTING & ELECTRICAL

Haley Lighting (Ami Olson, [aolson@haleycomfort.com](mailto:aolson@haleycomfort.com))

3708 Broadway Ave North

Rochester, Mn 55906

507.361.2286

Before doing the electrical wiring on your home we will need a lighting layout. Your lighting salesperson will make a copy of your plan to do this. Your Bigelow Homes job supervisor will call you to schedule a lighting and pre-sheetrock walkthrough at your new home. Bring the lighting plan with you. At this walkthrough we will talk about your lights, outlets, switches, phone, and cable locations. The number of light fixtures, switches, and outlets are based on the State Building Code. This will include an outlet on every wall over 6', and two on walls in excess of 12'. If you purchase and/or deliver any of the light fixtures on your own, they must be marked as to where you wish to have them installed. Light bulbs should be attached to the box. All light switches, outlets, phone and TV jacks will be white unless otherwise specified to Bigelow Homes.. It will be your responsibility to contact the phone company and have service connected to the home. This should be done at least two weeks before your scheduled closing date. As soon as the phone company connects to the wire we have installed on the exterior of the home, your phone jacks will operate. The electrician will also install a blank cover over the cable roughins. You will need to contact the cable company to connect your cable service and provide the interior cable jacks.



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# 110. Signature Page

**Sale (Contract) Price: \$499,900.00**

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**(Buyer)**

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**(Buyer)**

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**(Vice President of Bigelow Homes, LLC)**