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Specification

Job: OSM-001-046 Oscar Meadows Model #4-6

Address: 1306 9th Ave NW, Kasson, MN 55944

100. Project Information

Specifications to build a single family home for:

- Oscar Meadows Model #4-6
- 1306 9th Ave NW, Kasson, MN 55944
- 1020 sq. ft. Split level with a 3 car garage.
- 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 4, Block 6, Oscar Meadows Sub.

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 basement slab for passive radon system
- Install gravel with a fabric protection

Footings and Foundation:

- Pea gravel footings and treated foundation grade walls
- See plan for foundation details

Foundation Insulation and Waterproofing:

- Foundation protected with a 6 mill poly
- Foundation is insulated with an R-19 fiberglass batt
- 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

- Flat casing and base
- Paintable panel interior doors (hollow core)
- Schlage locksets on interior and exterior doors

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

- Stainless steel undermount sink (with granite)
- Moen Sleek chrome Kitchen faucet with pull-down sprayer 7864
- Badger 1 food waste disposer with cord. 80925A
- 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.

Master Bathroom - Furnish & Install

- 1 – Gerber Maxwell ErgoHeight Round Front toilet - white wood seat
- Moen Genta Chrome Lavatory Faucet
- Moen Genta Chrome Shower trim 2472EP
- Moen Posi-Temp rough-in valve
- Warm Rain 5' Fiberglass shower with seat WR-860 & 861

Guest Bath - Furnish & Install

- 1 – Gerber Maxwell ErgoHeight Round Front toilet - white wood seat
- Moen Genta Chrome Lavatory Faucet
- Moen Posi-temp valve with Genta chrome tub shower trim
- Warm Rain 5' Fiberglass Tub shower

Misc. Plumbing

- 50 gallon natural gas power vent water heater.
- Gas piping (2PSI) for 2 appliances (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.
- 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
- 5 porcelain lights in basement
- 3 porcelain lights in the garage
- 3 phone outlet (Cat 5e)
- 3 cable outlets
- 10 Disk lights
- 2 Pendant lights
- 2 Extra switches
- 1 Ceiling fan
- Permit fees

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 14 SEER Air Conditioner
- 1 Ecobee 6 WIFI thermostat
- 2 Broan Ultra Quiet bath fans
- All Supply and Return Duct on Main Level and lower level
- 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 concrete drive (28' wide), front porch (6' wide) , concrete walk to driveway (5' wide), and city sidewalk (where applicable)

Garage Door:

- Provide and install steel insulated garage door(s) with vinyl back interior
- 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) + Board + Batten for gables.
- 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 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:

- If included, see house plan

Gutters:

- Full Gutters and Downspouts



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105. Interior Finishes

Basement 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-11 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 heel 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:

- Not included

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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107. Exterior Site Work

Final Grade:

- Final grade lot to meet grading plan requirements

Landscaping:

- Not included

Sod:

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

Retaining Wall:

- Not included

Irrigation:

- Not included