Printed: Aug 10, 2026
4131 26th St Nw Ste 2, Rochester, MN 55901-8342
Phone: 5075291161

Specification

Job: EGm-001-092 Eagle Meadows Model #9-2
Address: 607 Eagle Circle, Mantorville, MN 555955

100. Project Information

Specifications to build a single family home for:

- Eagle Meadows Model #9-2
- 607 Eagle Circle Mantorville, MN 55955
- 1,591 sq. ft. rambler with a 3 car garage (840 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 9, Block 2, Eagle Meadows

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 well water and city 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 Well 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 12 courses of full high 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 at 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 MDF casing and base (paintable)
- Poplar paneled solid core doors (stained)

- Poplar railing, newel posts, iron spindles
- Schlage locksets on interior and exterior doors
- 14' x 14' covered Trex deck with Westbury aluminum railings

Framing Labor:

- Frame all interior and exterior walls with exterior sheathing
- Frame 14' x 14' covered Trex deck with railings
- 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

- Black Moen Genta single handle lavatory faucets
- Gerber Maxwell Ergoheight elongated bowl white toilets with seat.
- Owners suite with 5' tile shower
- Warm Rain white one piece fiberglass tub and shower units. (60x32)
- Black Moen Genta posi-temp tub and shower faucets
- Some plans include double sink - see plan

Misc. Plumbing

- 50 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 or 200 Amp electric service (depends on house size)
- 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
- 2 porcelain lights in the garage (3 with the 3rd stall)
- 1 phone outlet (Cat 5e)
- 20 Disk lights
- 2 Pendant lights
- 2 Extra switches
- 3 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 (includes lower level)
- 2 zone manual duct system
- 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 eves to a point 24" inside exterior wall

Exterior Concrete:

- Install 4" thick 32' wide concrete drive, front porch, 5' wide concrete walks, 14 x 14' concrete patio, and 5' city sidewalk

Garage Door:

- Provide and install steel insulated garage door(s) with glass & with steel back interior (R-10)
- Provide and install 2 garage door opener on the wider door
- Provide and install Keypad for the opener and 4 remotes

Siding:

- Provide and install pre-finished James Hardie board n batten on front only(HIP)
- Provide and install Vinyl siding per plan
- 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 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 for locations

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:

- Dimplex Ignite Bold 74 electric fireplace

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 stained 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:

- Tile bath floors, tile shower, tile backsplash; LVP in kitchen, dining, living, great room, hallways, laundry; carpet in all bedrooms & steps
- 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:

- Painted cabinets, stained island, 42" uppers, bench with hooks, 3 vanities, no mantle
- 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:

- Tier 2 quartz
- 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:

- 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:

- 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:

- Not included

Sod:

- Sod of 1,200 sq yds included
- 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.