



Builder License #BC-431673
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SPECIFICATIONS FOR PRAIRIE VILLAS

**1402 PRAIRIE PLACE NW
LOT 2, BLOCK 4, PRAIRIE WILLOWS ESTATES 4th**

1,571 SQ.FT. HOME WITH 2-CAR GARAGE

EXCAVATION PLUS LOT PREPARATION

All necessary excavating and rough grading according to the approved site & grading plan

City sewer and water hookups

Finish grading

Erosion control – silt fence and stabilized construction driveway

Sod with landscaping around units

FOUNDATION AND BACKFILL PROCESS

7" gravel footings - inspected

Superior Walls poured walls- inspected

2" (R-10) extruded polystyrene foam insulation installed in foundation

Pea gravel installed under floor for the passive radon system



THE FRAMING ESSENTIALS

Engineered roof trusses (6/12) with 6" energy heel
Storage trusses in garage attic with ½" OSB flooring and pulldown wood ladder
2" x 6" exterior walls with 7/16" sheathing
9' high walls throughout
½" OSB roof sheathing
Overhangs on entire roof
2" x 6" sub-fascia

WATER INTRUSION SYSTEM

Weatherguard installed in all valleys and roof edge to protect roof against ice dams
Whole house and garage wrapped in Housewrap to protect against water and air infiltration
Kick-out flashing where needed
Tilted windowsills and pan flashing to protect home from water intrusion
Drip cap on all horizontal members including windows
Pan flashing under all exterior doors

WINDOWS, DOORS, ETC.

Andersen 100 series white single hung windows with Low E glass
3'0"- Smooth Star fiberglass insulated front door with dead bolt lock
3'0" Smooth Star fiberglass insulated garage entry door with dead bolt lock
3'0" Smooth Star fiberglass insulated porch door with dead bolt lock and full view glass
Steel raised panel insulated overhead garage door (raised long panel)
3/4 hp overhead door opener with 2 remotes and keyless entry (16' Door Only)

PASSIVE RADON SYSTEM

Athelon Enterprises, Inc.
4" radon pipe from below lower floor through roof
Set up for future active mitigation system if needed
Free short-term radon test after occupancy
6 mill poly under lower floor to protect home against radon and moisture



ELECTRICAL

A&A Underground & Electric Company

Your home will be wired to meet Minnesota State Electrical Code and will also include:

Electric Range

Electric Dryer

Microwave circuit

Dishwasher

Garbage disposal

Central Air

Smoke Detectors

Carbon Monoxide detectors

Doorbell with Chimes

Furnace wiring

2 Lights in the garage, 1 in the garage storage space (porcelain/fiberglass)

2 Outlets in garage

Island outlet

Exterior lights- 2 recessed on front porch, 2 wall lanterns on front of garage, 1 by patio door

2 Exterior outlets

150 AMP service

Ceiling fan rough-in in master bedroom

Outlet and pull chain light in garage attic for future radon fan

4 disc lights in great room and 4 disc in kitchen with 2 island pendants

1. 3 Phone and 3 cable jacks included – subscribing to provider or service is the Homeowners responsibility.
2. All homes will require homeowner to provide builder with a lighting layout including location of phone and TV. Any changes to the standard wiring could result in additional charges. Additional lights, outlet, switches, phone, TV are \$40/opening extra.



PLUMBING

Your home will be plumbed to meet Minnesota State Plumbing Code

KITCHEN

Stainless Steel under mount kitchen sink (supplied by Granite contractor)

Moen Integra pullout chrome kitchen faucet

Garbage disposal

Ice maker wall box

Dishwasher hook up

BATHS

Fiberglass tub/shower unit in white in main bath

5' Fiberglass shower in master (optional tile shower)

Moen Chateau tub/shower in chrome with chrome lever handle

Round front toilet with seat in white

Moen Chateau lav chrome faucets in chrome

LAUNDRY

Washer box with water and drain connections (hook-up of the washer to be done by the Homeowner or an appliance supplier)

MECHANICAL

40-gallon power vent water heater

Grinder pump/sewage ejector system for Lots 1-5 Block 3; Lots 1-3 Block 4; & Lot 1 Block 5

Outdoor wall hydrants (2)

Gas piping for furnace, range, fireplace and water heater

Plumbed for future water softener (separate lines for kitchen cold and exterior spigots)

Waste, vent, and water piping as per Minnesota State Plumbing Code

Permits, tests, and inspections

HVAC SECTION

Tonna Mechanical, Inc.

Carrier Furnace 96% Sealed Combustion Natural Gas Carrier

Air Conditioner 13 SEER Carrier

Heating & Cooling Thermostat



Fresh Air Intake

Rough-in Dryer Vent (Final Connection By homeowner or appliance supplier)

Seal ductwork from inside & report

Venmar HRV air exchange system with control

Broan bathroom fans with switches

INSULATION

House walls are insulated with an R-20 fiberglass batt

Blown fiberglass in house attic with to an R-49

Foam chutes at truss heel to ensure proper attic ventilation

4 mill sealed air barrier & vapor retarder on all walls and ceilings

All seams in poly are sealed together with tape

YOUR OUTSIDE "LOOK"

IKO Dynasty shingles

LP Smartside siding on front of all units (pre-finished)

1" x 4" LP Smartside wraps on all openings

Vinyl siding on sides and back

3 LP wrapped decorative posts on front porches and 1 on back porch

White corrosion resistant aluminum soffit and steel fascia

All exterior doors painted with Sherwin Williams "Super Paint" in a satin finish

Exterior door jambs & trim painted w/ Sherwin Williams Duration satin finish- Lifetime warranty

Concrete driveway (18' wide)

Landscaping front of units

YOUR INSIDE "LOOK"

Sheet rocked walls taped flat and sanded

Sheet rocked ceilings sprayed with knockdown texture and painted with 1 coat of flat paint in a cross pattern to prevent shading

Walls painted in our 3-coat system- PrepRite high build latex primer coat plus 2 coats of Sherwin Williams Eggshell washable paint



Your choice of 1 wall color throughout (\$150.00 per additional color)

Painted Flat Poplar base and casing

Painted s/c 3 panel doors

Schlage heavy-duty door locksets – many different styles and colors to choose from

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

Custom closet layouts by request

42" high mirrors the length of your vanities

Gas fireplace – Kozy Heat SP-41

CABINETRY

Koch cabinetry with concealed hinges, and adjustable shelving

Soft close drawers

Pull out trash and pots and pans drawer

42" upper cabinets

24" fridge end panel

Your choice of several stain colors

2" decorative crown molding

Square recessed panel doors

Island cabinet with snack countertop with overhang for seating

Decorative knobs and/or pulls for kitchen & bath cabinetry (various styles and colors)

2- 48" bath vanities that are taller

Granite tops in kitchen and bathrooms (w/ oval undermount sinks)

Birch box mantle (painted or stained)

GENERAL

9' High sidewalls on the house and garage

Storage trusses in garage with a pulldown ladder

Gas fireplace in great room

Garage walls and ceilings are sheet rocked (tape, paint & trim not included)

4" concrete garage floor with ½" reinforcement rods



- Backing beside windows for draperies
- Removal of all construction debris
- Final clean before closing (interior of home only)
- Complete home inspection before walkthrough by our qualified service man
- Cluster box (CBU) mailbox
- All permits, insurances and construction loan costs are included

We reserve the right to substitute name brand products listed in this contract with parts of equal or better quality due to supply.

BIGELOW HOMES, LLC WARRANTY AND SERVICE

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. You will receive a service request form at this time, one to be submitted to Bigelow Homes at 30 days and one at 11 months. 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.

ALLOWANCES

FLOORING	\$14,500.00
LIGHTING	\$2,500.00
APPLIANCES	\$3,500.00

PRICE: \$00.00