



Tradition. Excellence.

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BIGELOW-VOIGT #3-4

HOME STYLE:	WALK-OUT RAMBLER
HOME SQ. FT.:	APPROX. 2,195 SQ. FT. (FINISHED)
GARAGE SQ. FT:	684 SQ. FT.
LEGAL:	LOT 3, BLOCK 4 BIGELOW-VOIGT 8 TH SUB.
ADDRESS:	1010 12th AVENUE NW KASSON, MN 55944
PHONE:	507-529-1161
E-MAIL:	jeremy@bigelowhomes.net

EXCAVATION OF HOME

- Home will be staked on lot according to the approved site plan
- Hook-ups to city sewer and water
- Excavating and rough grading
- Erosion control - silt fence and stabilized driveway
- If needed, retaining walls are an additional cost
- Flat lot

BLOCK FOUNDATION INSTALLATION

- Continuous concrete footings - inspected
- 10" block – 12 courses
- Corefilled per code

PRE-BACKFILL PROCESS

- “Suredry” modified asphalt waterproofing system
- Drain tile inside and outside the footings connected to sealed sump basket
- 2” (R-10) extruded polystyrene foam on outside of foundation
- Treated plywood to protect foam above the final grade level

BACKFILL

- 3/4” washed pea gravel on top of exterior drain tile
- Filter fabric on top of pea gravel
- Pea gravel installed under basement floor for the passive radon system
- Garage and porch backfilled with sand for compaction purposes
- Balance of home backfilled with material from excavation

THE FRAMING ESSENTIALS

- Engineered Wood I-Beam 9 1/2” floor joists for quiet floors
- 3/4” OSB tongue and groove flooring, glued and nailed for squeak protection
- 2” x 6” x 8” exterior walls with 7/16” OSB sheathing
- Engineered roof trusses, 24” on center, with 6” Energy heel (6/12 pitch)
- Trayed ceiling in kitchen, dining room and living room
- 1/2 ” OSB roof sheathing
- Overhangs on entire roof
- 2” x 6” sub-fascia
- **Finished lower level**

WATER INTRUSION SYSTEM

- Weatherguard installed in all valleys and roof edge to protect against ice dams
- Whole house and garage wrapped in Housewrap for water protection
- Necessary 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 sliding windows or double hung windows with Low E glass
(See your salesperson for many options, colors and styles Andersen windows offers)
- 6’ 0” Andersen white sliding patio doors with low E glass – PS6
- 3’ 0” – Smooth Star fiberglass insulated front door with dead bolt lock
- 2’ 8” – Smooth Star fiberglass insulated garage entry door with dead bolt lock
- 16’ x 7’ and 8’ x 7’ steel raised panel insulated overhead garage doors
- Garage door opener on double door only with 2 remotes and keypad

PLUMBING

KITCHEN

- Stainless Steel undermount kitchen sink (supplied by countertop vendor)
- Moen Sleek chrome kitchen faucet pull-down spray
- Garbage disposal
- Dishwasher hook-up
- Icemaker line with wall box

MAIN, LOWER AND MASTER BATH

- Lasco Fiberglass tub / shower unit in white 32" x 60" in guest bath
- Ceramic Tiled shower drain in master bath
- Lasco Fiberglass tub/shower unit in white 32" x 60" in lower level
- Moen Chateau chrome single lever faucets
- Moen Chateau chrome single lever shower valves / trims
- Mansfield white round front toilets with seats

LAUNDRY

- Washer - water and drain hook-ups provided with a washer box (Installation of Washer and Dryer by the Owner or an Appliance Supplier)

MECHANICAL

- 50-gallon natural gas fueled - power vent water heater
- Floor drain in utility room
- Outdoor wall hydrants (2)
- Sump Pump installed and piped to outside or sub drain (where applicable)
- Gas piping from meter to furnace, water heater and **fireplace**
- Waste, vent, and water piping as per Minnesota State Plumbing Code
- Permits, tests, and inspections

PASSIVE RADON SYSTEM

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

HEATING, VENTILATION, AIR CONDITIONING

- Carrier natural gas forced air sealed combustion furnace (92% efficient)
- All supplies and returns in upper level and 4 supplies and no returns in unfinished lower level
- Fresh air intake in mechanical room
- Carrier digital programmable heating and cooling thermostat
- Range vent rough-in including installation of micro hood or vent hood
- Microwave or vent hood provided by the Owner or an Appliance Supplier
- Dryer vent from exterior to laundry room (hook-up to the dryer is the Homeowner's responsibility)
- Broan bathroom fan(s) with switch(es)
- Carrier 13.0 SEER central air conditioning unit with pad
- HRV air exchange system with controls
- Sealed ductwork (taped seams)
- Single zone heating system
- Complete rough and final inspections
- Finished lower level
- Majestic Quartz 36" series gas fireplace

ELECTRICAL

- All outlets & switches installed per Minnesota State Electrical Code
- Sealed "airtight" outlet boxes on exterior walls
- Includes 1 light and 1 switch in bedrooms, dining room, bath(s), and utility room
- Includes 3 disc lights in kitchen and 2 pendants over the kitchen island
- Includes 1 light and 2 switches in hallway and foyer
- 4 disc lights in the living room
- Wire in attic for future radon
- Unfinished areas of lower level to have pull chain lights
- Exterior light by front door, garage service door, patio door & 2 on front of garage
- 1 recessed light over the front door
- 3 outlet and 3 lights in garage including the porcelain fixtures
- Exterior outlets (front and back)
- Phone and TV rough-ins (Homeowner is responsible to contact phone and TV provider to have service brought into house)
- GFI outlets in garage, kitchen, bath(s), unfinished lower level and exterior

- 220 hook-ups for range and dryer (4 prong outlet)
- Microwave or Range Hood outlet
- Dishwasher wiring
- Garbage disposal outlet
- Smoke Detectors (inter-wired with battery backup)
- Carbon Monoxide detector(s) within 10' of bedrooms
- Doorbell with Chimes
- Furnace and thermostat wiring
- Garage door opener outlet(s) with low voltage wiring for opener
- 150 AMP service
- Central Air wiring
- Complete rough and final inspections
- **Finished lower level including (1) gas fireplace wiring**

All homes will require homeowners to provide builder with a lighting layout including locations of phone and TV. Any additional light or outlet openings to the standard wiring will result in an additional charge of \$40.00 per opening.

INSULATION

- House walls are insulated with an R-20 fiberglass batt
- Garage walls are insulated with an R-11 fiberglass batt
- Rim joist is insulated with 3" closed cell spray foam (R-10)
- Blown fiberglass in house attic 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 laminate shingles (30 year warranty) in many colors
- Vinyl Siding in a variety of colors and styles (.044 thickness)
- Shakes & Vertical siding in front gables
- Edco white corrosion resistant aluminum soffit and steel fascia
- Porch post painted with a Sherwin Williams "Duration" satin lifetime paint
- All exterior doors painted with Sherwin Williams "Super Paint" in a satin finish
- Exterior door jambs, posts, and trim painted with Sherwin Williams "Duration" in a satin finish

- LP Smart trim wraps on door jambs and window trims
- 28' wide tapered drive with 24' drive over apron
- Concrete porch with step and sidewalk to driveway

YOUR INSIDE "LOOK"

- Sheet-rocked walls taped flat and sanded
- Sheet-rocked ceilings sprayed with knockdown texture and painted with one coat of paint in a cross pattern to prevent shading
- Walls painted in our three-coat system – PrepRite high build latex primer coat plus two coats of Sherwin Williams ProMar 200 Eggshell washable paint
- Your choice of 1 wall color throughout (\$150.00 per additional color)
- Poplar Princeton base and casing
- 3 panel hollow core molded doors
- Poplar skirt boards
- Poplar handrail with iron spindles and collars
- All doors and trim painted white
- Schlage heavy-duty locksets – many different styles and colors to choose from
- Wire shelving system in each closet; pantry & linen closets have 4 rows of shelving
- 42" high mirrors the length of your vanity

CABINETRY

- Koch (birch) (dark stain) series manufactured cabinetry with concealed hinges, ½" overlay face frames and adjustable shelving
- Your choice of several stain colors if applicable
- Square recessed panel doors
- 36" wide island countertop with overhang for seating
- 2" decorative crown molding
- Decorative knobs and/or pulls for kitchen & bath cabinetry (various colors & styles)
- Self-closing epoxy coated drawer guides
- Lazy Susan base corner cabinet with revolving door
- Choice of granite tops in kitchen and bathrooms with undermount sinks

GENERAL

- Basement is finished
- Garage walls and ceiling are sheet rocked
- 4" concrete basement floor

- 4" concrete garage floor with 1/2" reinforcement rods
- Finish grading to approved grading plan
- 900 yards of sod (Full sod may be an additional cost)
- Laying of sod may be approximately two (2) weeks before closing. Watering the lawn is the new home buyer's responsibility
- Backing beside windows for draperies
- Removal of all construction debris
- Final clean before closing (interior of home only, does not include exterior windows)
- Complete home inspection before walkthrough by our qualified service tech. to ensure your home meets our satisfaction
- All permits, insurance, 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 WARRANTY & 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	\$ 18,500.00
LIGHTING	\$ 3,000.00
APPLIANCES	\$ 4,500.00

TOTAL PRICE: \$

Price includes Lot 3, Block 4, Bigelow-Voigt 8th Sub.

