



Builder License #BC-431673
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**SPECIFICATIONS FOR:
BIGELOW-VOIGT TOWNHOME #8-6**

900 11th PLACE NW KASSON, MN 55944

LOT 8, BLOCK 6, BIGELOW-VOIGT 8TH SUBDIVISION

1,487 SQ.FT. HOME WITH 2-CAR GARAGE (24'X24')

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, 1 tree in boulevard

FOUNDATION AND BACKFILL PROCESS

Continuous concrete footings - inspected

Concrete block walls- inspected

2" (R-10) extruded polystyrene foam insulation installed on exterior of 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

Grills in front windows only – per plan

3'6" - 3 Lite pulse rain glass front door with dead bolt lock

3'0" Smooth Star fiberglass insulated garage entry door with dead bolt lock

6'0 Andersen sliding patio door

Steel raised panel insulated overhead garage door with glass

1/2 hp overhead door opener with 2 remotes and keyless entry

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 x 2

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

2 Exterior outlets (front & back)

150 AMP service

4 disc lights and ceiling fan rough-in in master bedroom

1 disc light over master bath shower with switch

Outlet and pull chain light in attic for future radon fan

Outlet for garage heater

4 disc lights in great room and 3 disc in kitchen with 2 island pendants

- 3 Phone and 3 cable jacks included – subscribing to provider or service is the Homeowners responsibility.
- 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 Sleek pullout chrome kitchen faucet

Garbage disposal

Ice maker wall box

Dishwasher hook up

BATHS

Fiberglass tub/shower unit in white in main bath

Tile shower in master bath

Moen Eva 2132EP/2133EP tub & shower in chrome

Mansfield comfort height toilet with seat in white

Moen Eva 6410 -2 handle 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

Garage floor drain

40-gallon power vent water heater

Outdoor wall hydrants (1 in garage & 1 on side of house)

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 & garage 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 (Glacier)

Vinyl siding (Regatta Blue) with board n batten in front gables

2 LP wrapped decorative posts on front 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 (20' wide)

12' x 12' concrete patio off dining room

Landscaping front of units with 1 tree in boulevard

Gutters and downspouts

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 panel solid core 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 – Majestic Quartz series (fan and remote is optional)

CABINETS

Koch Stained cabinetry with concealed hinges, and adjustable shelving

Dovetail & 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)

60" & 54" taller bath vanities

18" linen cabinet in master bath

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

Birch box mantle (painted or stained)

6' Coat hooks at foyer with wainscoating down to base

GENERAL

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

Vinyl privacy fence on back side of townhome between patio's

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	\$17,500.00
LIGHTING	\$ 2,500.00
APPLIANCES	\$ 4,500.00

SALE PRICE: \$