



Tradition. Excellence.

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KOMET ACRES MODEL #20-1

HOME STYLE:	RAMBLER
HOME SQ. FT.:	APPROX. 2,825 SQ. FT. (FINISHED)
GARAGE SQ. FT:	845 SQ. FT.
LEGAL:	LOT 20, BLOCK 1 KOMET ACRES
ADDRESS:	1901 21ST AVENUE NE 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
- Daylight window 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

- 18” floor trusses
- 3/4” OSB tongue and groove flooring, glued and nailed for squeak protection
- 2” x 6” x 9” exterior walls with 7/16” OSB sheathing
- Engineered roof trusses, 24” on center, with 6” Energy heel (8/12 pitch)
- Trayed ceiling in master bedroom and front bedroom
- Vaulted ceilings in kitchen, dining room, and great 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 – 14” sidelights on front door
- 2’ 8” – Smooth Star fiberglass insulated garage entry door with dead bolt lock

- 16' x 7' and 9' 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 black kitchen faucet pull-down spray
- Garbage disposal
- Dishwasher hook-up
- Icemaker line with wall box

MAIN, LOWER AND MASTER BATH

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

LAUNDRY

- Drop in laundry tub
- 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 & garage
- Outdoor wall hydrants (2)
- Sump Pump installed and piped to outside or sub drain (where applicable)
- Gas piping from meter to range, 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)
- Manual 2 zone heating system
- Complete rough and final inspections
- Finished lower level
- Majestic Quartz 36" series gas fireplace (on switch)

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 4 disc lights in kitchen and 2 pendants over the kitchen island
- Includes 1 light and 2 switches in hallways and foyer
- 4 disc lights in the living room
- 4 disc lights and 1 fan in master bedroom
- 6 disc lights in family room
- Outlet in garage attic for future radon
- Unfinished areas of lower level to have pull chain lights
- 2 recessed lights on front porch, garage service door, patio door & 2 on front of garage
- 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-up for dryer (4 prong outlet) / 110 for gas range
- Microwave or Range Hood outlet
- Dishwasher wiring
- Garbage disposal outlet
- Smoke Detectors (inter-wired with battery backup)
- Carbon Monoxide detector(s) with in 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

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
- Primed LP front
- Vinyl Siding on sides and back
- 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 LP siding, door jambs, posts, and trim painted with Sherwin Williams “Duration” in a satin finish
- 34’ wide drive tapered to 24’
- 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)
- MDF flat base and casing
- Primed MDF solid 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 (white) series manufactured cabinetry with concealed hinges, ½” overlay face frames and adjustable shelving
- Dovetail & soft close drawers and soft close doors
- 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)
- 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 ½" reinforcement rods
- Finish grading to approved grading plan
- 1,500 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	\$ 24,000.00
LIGHTING	\$ 4,500.00
APPLIANCES	\$ 6,000.00

TOTAL PRICE: \$

Price includes Lot 20, Block 1, Komet Acres