



*Tradition. Excellence.*

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Builders License #BC-431673

### **SOUTH FORK MODEL #8-1**

HOME STYLE:	SPLIT LEVEL
HOME SQ. FT.:	1,983 SQ. FT.
GARAGE SQ. FT:	700 SQ. FT.
LEGAL:	Lot 8, Block 1, South Fork Third Subdivision
ADDRESS:	1207 6 <sup>th</sup> Avenue SE 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 additional
- Flat lot

### **WOOD FOUNDATION INSTALLATION**

- 8" X 16" pea rock footings - inspected
- 2" x 6" treated walls – inspected
- ½" treated plywood on exterior of foundation
- 6 mill black poly on exterior of walls

### **BACKFILL**

- ¾" 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**

- 2" X 10" floor joists – 16" on center
- ¾" OSB tongue and groove flooring, glued and nailed for squeak protection
- 2" x 6" x 8' exterior walls with 7/16" OSB sheathing & 2" x 4" x 8' interior partition walls
- Engineered roof trusses, 24" on center, with 6" Energy heel (6/12 & 8/12 pitch)
- Vaulted ceiling
- Rafter ties on each truss heel for high wind protection
- 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 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 vinyl sliding windows with Low E glass  
See your salesperson for the many options, colors, and styles
- 6' 0" – patio door in dining room (PS6)
- 3' – Steel insulated front door with glass and with dead bolt lock
- Sidelight & transom on front door
- 2' 8" – Steel insulated garage entry door with dead bolt lock
- 16' x 7' & 8' x 7' steel raised panel insulated overhead garage doors
- Glass in overhead doors
- 1/2 hp opener on 16' x 7' overhead door with 2 remotes & keypad

### **PLUMBING**

#### **KITCHEN**

- Dayton (DATD23322p 6") stainless steel kitchen sink
- Moen Cleveland (CFG40514) chrome kitchen faucet with spray
- Garbage disposal (Whirlaway)
- Dishwasher hook up

#### **MAIN BATH**

- Salo fiberglass tub/shower unit in white 32" x 60"
- Chrome (CFG40718C) single lever faucets (double bowl)
- Moen Cleveland chrome single lever shower valve/trim (CFG40311C trim with CFG45311)
- White round front toilet with seat (Mansfield Alto RF)

#### **LAUNDRY**

- Washer - water and drain hookups provided (Installation of Washer and Dryer by the Owner or an appliance supplier)

#### **LOWER LEVEL BATH**

- Rough ins for drains only

#### **MECHANICAL**

- 40-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
- Gas piping from meter to furnace and water heater
- 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 (96% efficient)
- All supplies and returns in upper level and 4 supplies and no returns in unfinished lower level
- All ductwork is sealed
- 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 owner or appliance supplier
- Dryer vent from exterior to laundry room (hook-up to dryer is the Homeowner's responsibility)
- Bath fan
- Central air
- HRV system to return air
- Complete rough and final inspections

### **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, and utility room
- Includes 1 light and 2 switches in hallway(s) and foyer
- Includes 3 disc lights and 1 switch in kitchen
- 4 disc lights in living room
- 2 pendants over island with switch

- Ceiling fan/light combo in master bath
- Includes switched outlets and 1 switch living room
- Pull chain light and outlet in attic
- Unfinished areas of lower level to have pull chain lights.
- Exterior light by front door, patio door & 2 on front of garage
- 2 outlets and 3 lights in garage including the porcelain fixtures
- Exterior outlets (front and back)
- 3 TV/PH roughins (homeowner is responsible to contact phone and TV provider to have service brought to house)
- GFI outlets in garage, kitchen, bath(s), unfinished lower level and exterior
- 220 hook-ups for range & dryer (4 prong outlet) (110 for future 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
- Complete rough and final inspections

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 \$35.00 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" (R-20) of closed cell foam
- 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)
- Edco white corrosion resistant aluminum soffit and steel fascia
- Porch posts 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 – a guaranteed lifetime paint.
- 27’ wide concrete driveway – straight out
- Concrete porch with step and sidewalk to driveway

### **YOUR INSIDE “LOOK”**

- Vaulted ceiling in living room, kitchen, and dining room
- Sheet-rocked walls taped flat and sanded
- Sheet-rocked ceilings sprayed with knockdown texture and painted with 1 coat of paint in a cross pattern to prevent shading
- Walls painted in 2 coats of an eggshell paint
- Your choice of 1 wall color throughout (\$150.00 per additional color)
- Flat MDf case & base - painted
- Masonite h/c panel doors - painted
- Stained poplar railings at stairs with horizontal tubing
- Dexter heavy-duty locksets – many different styles and colors to choose from
- Wire shelving system in each closet, pantries & linens have 4 rows of shelving
- Custom closet layouts by request
- 42” high mirror

### **CABINETRY**

- Koch (birch) stained series manufactured cabinetry with concealed hinges, ½” overlay face frames and adjustable shelving
- 18” kitchen pantry
- 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 laminate tops in kitchen with Modern-flow Edge
- 66" w x 35" h bath vanity with cultured marble top

### **GENERAL**

- Unfinished lower level (all interior walls are framed & no bulkheads)
- Garage walls and ceiling are sheet rocked
- 4" concrete basement floor
- 4" concrete garage floor with ½" reinforcement rods
- Finish grading of entire lot to approved grading plan
- 400 yards of sod
- Sod may be laid approx. 2 weeks before closing – watering is the Buyer's responsibility
- 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 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	\$8,500.00
LIGHTING	\$1,800.00

**TOTAL PRICE: \$00.00**