



*"Tough Bidders"
"Great Builders"*

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Home Specifications & Building Contract

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Section 1. GENERAL CONDITIONS

THE CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS NECESSARY TO BUILD THE HOUSE AND TO INCORPORATE IN THE HOUSE THE SPECIFICATIONS LISTED ON THESE PAGES, EXCEPT FOR LABOR AND MATERIAL SUPPLIED BY THE OWNER. CERTAIN SPECIFICATIONS MAY CHANGE WITHOUT NOTICE DUE TO CHANGES IN BUILDING CODES, LOCAL ORDINANCES OR BUILDING OFFICIALS REQUIREMENTS, MATERIAL AVAILABILITY, OR OTHER UNFORESEEN CAUSES.

THESE SPECIFICATIONS ARE PART OF, AND ARE OF EQUAL FORCE WITH, THE OTHER DOCUMENTS CONSTITUTING THE BUILDING CONTRACT. SHOULD ANYTHING BE MENTIONED IN THE SPECIFICATIONS AND NOT MENTIONED IN THE BUILDING CONTRACT OR VICE VERSA, THE SAME SHALL BE FOLLOWED AS IF SET FORTH IN EACH.

IF THE OWNER OWNS THE BUILDING LOT, OWNER IS RESPONSIBLE FOR LOCATING THE HOUSE ON THE LOT AND OWNER SHALL GIVE CONTRACTOR A SURVEYOR'S DRAWING SHOWING ALL LOT DIMENSIONS, THE LOCATION OF ALL EASEMENTS, AND THE PROPOSED LOCATION OF THE HOUSE.

ANY DEVIATION FROM THE SPECIFICATIONS MUST BE AGREED UPON BY BOTH PARTIES. CHANGES RELATING TO VARIOUS PRODUCT OR MATERIAL MAY RESULT IN A RESTOCKING CHARGE OR A DENIAL BY THE SUPPLIER TO ACCEPT RETURNED PRODUCT. ADDITIONAL COSTS OR SAVINGS RESULTING FROM THE OWNER'S REQUESTED CHANGE WILL BE PASSED TO THE OWNER.

VARIOUS ITEMS IN THESE SPECIFICATIONS MAY BE IDENTIFIED WITH AN ALLOWANCE AMOUNT. THE ALLOWANCE IS AN ESTIMATE OF COST FOR THE CONVENIENCE OF THE OWNER. THE ACTUAL COST OF THE ITEM MAY INCREASE OR DECREASE AT THE OWNER'S DISCRETION, **THEREFORE THE ALLOWANCE IS NOT A "FIXED COST" AS PERTAINS TO THE FINAL CONTRACT AMOUNT.**

SECTION 2. MISCELLANEOUS TERMS AND DEFINITIONS

THE TERM "AGREEMENT" OR "CONTRACT" MEANS ALL THE DOCUMENTS CONSTITUTING THE BUILDING CONTRACT.

PRINTS (BLUEPRINTS) ARE DETAILED DRAWINGS THAT GUIDE IN THE CONSTRUCTION OF THE HOUSE. PRINTS ARE NOT PART OF THE BUILDING CONTRACT. AN APPROVED VERSION OF THE PRINTS WILL BE SIGNED BY ALL PARTIES AS A REFERENCE POINT, AFTER WHICH POINT AGREED UPON CHANGES TO THE PRINTS MAY INCREASE OR DECREASE THE CONTRACT PRICE.

AN ALLOWANCE MAY BE ESTIMATED FOR A PARTICULAR ASPECT OF THE HOUSE TO BE BUILT. THE ALLOWANCE MAY CHANGE IF THE OWNER SELECTS MORE EXPENSIVE OR LESS COSTLY OPTIONS. THE ALLOWANCE AMOUNT DESIGNATED IS AN ESTIMATE AND IS ONLY FOR THE CONVENIENCE OF THE OWNER IN HIS/HER ATTEMPT TO INCLUDE VARIOUS SPECIFICATIONS WITHIN THE CONTRACT PRICE. SITUATIONS ARISE WHERE THE OWNER COULD MAKE CHANGES TO ALLOWANCE ITEMS WITHOUT PRIOR KNOWLEDGE OF THE CONTRACTOR, THEREFORE, ALLOWANCE ITEMS MAY CHANGE WITHOUT WRITTEN CHANGE ORDERS.

A CHANGE ORDER IS A MODIFICATION OF THE SPECIFICATIONS OR THE PLAN AND MAY OR MAY NOT ALTER THE CONTRACT PRICE, BUT DOES NOT MODIFY ANY ASPECTS OF THE BUILDING CONTRACT OTHER THAN THE PRICE. THE BUILDING CONTRACT CAN ONLY BE MODIFIED BY A NEW BUILDING CONTRACT SIGNED BY THE PARTIES.

A PUNCHLIST IS A LIST OF "TO DO" ITEMS CREATED JOINTLY BY THE OWNER AND CONTRACTOR AT SUBSTANTIAL COMPLETION OF THE PROJECT.

SUBSTANTIAL COMPLETION IS TYPICALLY AT OR NEAR THE POINT WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.

WARRANTY: A HOUSE TYPICALLY INCLUDES MANY MANUFACTURED ITEMS SUCH AS A WATER HEATER, FURNACE, STOVE, DISHWASHER OR OTHER SUCH PRODUCTS. SUCH ITEMS **ARE NOT** WARRANTED BY THE CONTRACTOR. THEY ARE WARRANTED ONLY BY THE MANUFACTURER UNDER TERMS OF THE MANUFACTURERS' WRITTEN WARRANTIES AND MINNESOTA LAW. SEE MINNESOTA HOMEOWNER'S WARRANTY PURSUANT TO STATUTE 327A ATTACHED FOR THE CONTRACTOR'S WARRANTY OBLIGATIONS.

SECTION 3. PERMITS

CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO BUILD THE HOUSE.

SECTION 4. EXCAVATION, GRADING and CONCRETE

ALLOWANCE \$ BID FIRM INCLUDING ALL SOILS CORRECTIONS AND FILL

THE CONTRACTOR WILL DO ALL NECESSARY EXCAVATION (DIG OUT BASEMENT, GARAGE, STEP AND STOOP FOOTINGS) AND ROUGH GRADING FOR THE BUILDING ONLY. AFTER CLOSING, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN PROPER GRADE AND SLOPE, AND TO BE AWARE OF POSSIBLE STATE OR LOCAL ORDINANCES RELATING TO GRADE AND SLOPE. WHERE THE OWNER OWNS THE LOT, THE OWNER WILL FURNISH THE CONTRACTOR WITH THE NECESSARY CORNER MONUMENTS AND RECORD DRAWINGS OF THE LOT PRIOR TO EXCAVATION. BLACK DIRT FROM THE BUILDING AREA WILL BE PLACED WHERE DIRECTED BY OWNER FOR USE IN ROUGH GRADING. THE ROUGH GRADING DOES NOT INCLUDE RAKING. THE OWNER SHALL ESTABLISH THE GRADE LEVEL PRIOR TO EXCAVATION WORK BEGINNING. THERE WILL BE NO TREE REMOVAL, NO FILL HAULED TO OR FROM THE SITE, NO EXTRA FILL MOVED AROUND ON THE SITE. THE CONTRACTOR WILL ONLY ESTABLISH PROPER SLOPE A DISTANCE OF THREE FEET FROM THE BUILDING. THE OWNER SHALL FINAL GRADE AND RAKE THE LOT UNLESS SPECIFIED DIFFERENTLY BELOW.

RADON MITIGATION SUB-FLOOR ROCK WILL BE TO CODE

BRUSH LOT	HOUSE AREA	YES	<input type="checkbox"/>	ENTIRE LOT	YES	<input checked="" type="checkbox"/>
BRUSH REMOVAL	HAUL OUT	YES	<input checked="" type="checkbox"/>	BURY BRUSH	YES	<input type="checkbox"/>
CUT TREES	BY CONTRACTOR		<input checked="" type="checkbox"/>	BY OWNER		<input type="checkbox"/>
DIG STUMPS		YES	<input checked="" type="checkbox"/>			
STUMP REMOVAL		YES	<input checked="" type="checkbox"/>			

STRIP BLACK DIRT AND STOCK PILE ON LOT YES

EXCAVATE FOOTINGS ONLY (NOTE BAD SOILS OR WATER) YES

FILL FOOTINGS: WITH ON SITE SOIL WITH IMPORT

INSTALL STYROFOAM ON FROST FOOTINGS (LABOR ONLY) YES

TRENCH AND INSTALL EXTERIOR DRAIN TILE: YES

BACKFILL EXTERIOR OF HOME: YES

FILL AVAILABLE ON SITE YES

TAMP EXTERIOR YES

TAMP INTERIOR YES

TAMP GARAGE YES

CURB CUT YES

CULVERT YES

COMPACTION TEST If Necessary

COMPACTION TEST If Necessary

COMPACTION TEST If Necessary

HAUL OUT YES

DIAMETER _____

BUILD DRIVEWAY WITH ON-SITE SOIL WITH IMPORT

SUB CUT DRIVEWAY YES
 4" CLASS 2: 4" CLASS 5:
 SPREAD BLACK DIRT ON SITE: YES
 IMPORT BLACK DIRT: INCHES DEEP _____ TO COVER _____
 DIG IN WATER LINE TRENCH FROM WELL OR STREET: YES

THE EXCAVATOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL EROSION CONTROL MEASURES ON THE SITE TO CONFORM TO SWPPP OR LOCAL BUILDING OFFICIAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT.

LOCATION OF WATER LINES AND COMMENTS: EXCAVATOR TO BRING WATERLINE INTO THE MECHANICAL ROOMS

BE SURE TO IDENTIFY CLEARLY ANY EXCAVATING DUE TO WALKOUT BASEMENTS, ETC.
NOTE: IF IMPROPER SOIL CONDITIONS ARE FOUND WHILE DIGGING THE BASEMENT, THE CONTRACTOR RESERVES THE RIGHT TO STOP CONSTRUCTION. ANY EXTRA COSTS DUE TO SOIL CONDITIONS SUCH AS BUT NOT LIMITED TO, DREDGING, DEWATERING, HAULING IN OR HAULING OUT FILL, POOR COMPACTION, AND INCLUDING ADDITIONAL MASONRY WORK BEYOND WHAT IS IDENTIFIED IN THE SPECIFICATIONS, WILL BE AT ADDITIONAL EXPENSE TO OWNER

FINAL GRADING, LANDSCAPING, & UNDERGROUND SPRINKLING

ALLOWANCE \$ _____
 LANDSCAPE DEPOSIT _____
 UNDERGROUND SPRINKLER SYSTEM: YES
 FINAL GRADING: YES
 LANDSCAPING: YES
 RETAINING WALLS YES
 IF YES, DESCRIBE WORK TO BE DONE: _____

LANDSCAPING INCLUDES ESTABLISHING PROPER SLOPE FOR THE ENTIRE LOT AND FINISH GRADING ACCORDING TO THE APPROVED GRADING PLAN. THE CONTRACTOR SHALL ONLY ESTABLISH PROPER SLOPE FOR A DISTANCE OF THREE FEET FROM THE BUILDING AS PART OF "EXCAVATION AND GRADING."
IF A LANDSCAPE ALLOWANCE IS AWARDED OWNER, OWNER IS RESPONSIBLE FOR ANY WATER/SNOWMELT RELATED DAMAGE TO THE HOUSE. HOMEOWNER SHOULD BE AWARE OF POTENTIAL STATE OR LOCAL ORDINANCES RELATING TO GRADE.
 OWNER IS RESPONSIBLE FOR ANY LANDSCAPE DEPOSIT THAT MAY BE REQUIRED BY SOME CITIES PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE SPECIFIED HERE: _____

COMMENTS: _____

CONCRETE FOOTINGS, BASEMENT, GARAGE & SIDEWALK

CONCRETE FOOTINGS WILL BE TO LOCAL CODE.

BASEMENT WALLS SHALL BE OF BLOCK CONSTRUCTION, STRAIGHT, PLUMB AND LEVEL. ALL JOINTS SHALL BE STRUCK FLUSH ON BOTH SIDES. BEAM FILL AS REQUIRED.

PUMP TRUCK TO BE PROVIDED BY MASON, IF NEEDED YES

NUMBER OF COURSES OR HEIGHT OF BLOCK: HOUSE 5 GARAGE 5
 BOND BEAM (if over 12 courses of block) YES
 BRACING LABOR YES

CORE FILL YES
ANCHOR BOLTS (6' ON CENTER) YES

INSTALL INTERIOR DRAIN TILE LABOR YES
INSTALL RADON MITIGATION SYSTEM LABOR YES IF YES, DESCRIBE SYSTEM: _____
ROCK FACE BLOCK YES WHERE NONE
LABOR TO LAY STYROFOAM BENEATH FLOOR FOR IN-FLOOR HEAT YES
LABOR TO INSTALL STYROFOAM ON FROST FOOTINGS YES
INSTALL R-FOIL YES
INCLUDE WINTER CHARGES FOR WORK YES
BOND BEAMS IN BASEMENT YES
SEAL GARAGE FLOOR YES
EPOXY GARAGE FLOOR YES
GARAGE FLOOR DRAIN YES ADD FIBER MESH
HOUSE FLOOR DRAIN YES ADD FIBER MESH
PATIO SLAB YES DESCRIBE 10'X12'
GARAGE APRON YES DESCRIBE 2'X20'
SIDEWALK YES DESCRIBE PER PLAN
STEPS: FRONT YES DESCRIBE _____
BACK YES DESCRIBE _____
CURB CUT AND REPLACEMENT YES
EXPOSED AGGREGATE OR STAMPED CONCRETE YES
PUMP TRUCK YES
COMMENTS: TOP COURSE MUST BE FILLED SOLID. ALL CONCRETE MIXES MUST MEET 2018 MN BUILDING CODE

SECTION 5. DRIVEWAY

ALLOWANCE \$ PER PLAN

DRIVEWAY TO BE: GRAVEL TAR CONCRETE
SEAL DRIVEWAY WITH TRI-SILOXANE SEALER YES
COMMENTS: BID OPTIONAL CONCRETE DRIVES

SECTION 6. CHIMNEYS

GAS VENT YES
METAL ALL FUEL YES
SEPARATE MASONRY YES
COMBINE MASONRY WITH FIREPLACE CHIMNEY: YES
COMMENTS: _____

SECTION 7. BRICK WORK AND STONE WORK

ALLOWANCE \$ INCLUDED IN MASONRY

ALL BRICK SHALL BE LAID IN CEMENT AND LIME MORTAR WITH ALL BRICKS BEDDED AND SHOVED INTO PLACE WITH BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES. THE PRICE ALLOWED FOR FACE BRICK, IF ANY IS \$ _____ PER 1,000 BRICK. ANY COSTS IN EXCESS OF THAT AMOUNT SHALL BE BORNE BY THE OWNER AND ANY COSTS LOWER SHALL BE CREDITED OWNER. LINTELS WILL BE INSTALLED WHERE MASONRY IS SHOWN ABOVE OPENINGS.

DESCRIPTION OF BRICK: _____
DESCRIPTION OF STONE: VERSETTA STONE PLUM CREEK
LOCATION: WALKOUT YES

WAINSCOATING YES
ENTRANCE YES
COMPLETE YES
ADDRESS STONE: YES

COMMENTS: BID PER PLANS

SECTION 8. FIREPLACE

FIREPLACE/MANTEL ALLOWANCE \$NONE

TYPE OF UNIT: _____
TYPE OF FACE VENEER: _____
TYPE OF MANTEL: _____
TYPE OF HEARTH: _____
FIREPLACE FAN: YES WITH REMOTE CONTROL YES
START UP SERVICE: YES

DESCRIBE ANY SPECIAL EFFECTS OF FIREPLACE: _____
COMMENTS: _____

SECTION 9. BASEMENT WATER CONTROL SYSTEMS BLOCK AND CONCRETE BASEMENT WALLS

ALLOWANCE \$ NONE

FOUNDATION TO BE:

DAMP PROOF INSIDE ONLY: YES
DAMP PROOF INSIDE & OUTSIDE: YES
WATER PROOF OUTSIDE ONLY: YES
WATERPROOF INSIDE AND OUTSIDE: YES

A PERIMETER INTERIOR DRAIN TILE WILL BE CONNECTED TO DRY SUMP PAIL IN BASEMENT TYPE HOMES. DRAIN TILE MAY BE EXTENDED OUT TO DAYLIGHT FOR WALKOUT DESIGNED HOMES.

BASE SYSTEM CAN BE USED IN MIXED GRAVEL AND CLAY SOILS WHERE THE DRAINAGE IS AWAY FROM THE HOUSE SITE AND THERE IS AT LEAST A GRADUAL SLOPE AWAY FROM THE HOUSE FOUNDATION WALLS TO THE LOT ON ALL FOUR SIDES. FOR THIS SYSTEM TO WORK THERE MAY BE NO DIPS NEXT TO THE FOUNDATION OR WATER RUNNING TO THE HOUSE FROM THE ADJACENT LAND. **IF THE OWNER IS PERFORMING THE LANDSCAPING, IT MUST BE PROPERLY COMPLETED PRIOR TO COMPLETION OF CONSTRUCTION.** LARGE SHARPLY PITCHED ROOFS GENERALLY DUMP EXTREMELY LARGE QUANTITIES OF WATER NEXT TO THE FOUNDATION. GUTTERS MAY BE NEEDED IN THIS EVENT.

DESCRIBE ANY SPECIAL CONTROL MEASURES TO BE USED AND COMMENTS: _____

SECTION 10. CARPENTRY WORK

THE CONTRACTOR SHALL AND WILL PROVIDE ALL NECESSARY LABOR AND PERFORM ALL CARPENTRY WORK AND WILL HAVE A COMPETENT FOREMAN IN CHARGE. WORK SHALL BE DONE IN SUBSTANTIAL CONFORMITY WITH THE SPECIFICATIONS AND APPROVED CHANGES THEREOF.

COMMENTS: _____

JOISTS OR FLOOR TRUSSES

MAIN FLOOR JOISTS: YES
SECOND FLOOR JOISTS: YES
MAIN FLOOR TRUSSES YES
SECOND FLOOR TRUSSES YES
SLAB ON GRADE YES
COMMENTS: _____

STUDS

STUD DIMENSION IS NOMINAL ONLY

INTERIOR WALL STUDS SHALL BE 2X4, SPACED 16" ON CENTER, SINGLE BOTTOM PLATE AND DOUBLE TOP PLATES OF EACH WALL OR PARTITION. 2X6 STUDS SHALL BE DOUBLED AROUND ALL EXTERIOR OPENINGS UNLESS OTHERWISE SPECIFIED HERE: _____
EXTERIOR WALL STUDS TO BE 2X6 SPACED 16" ON CENTER.
GARAGE STUDS TO BE 2X4 SPACED 16" ON CENTER UNLESS OTHERWISE SPECIFIED HERE: _____
COMMENTS: _____

SUB-FLOOR

SUB-FLOOR SHALL BE 3/4" PLYWOOD OSB OTHER _____
SUB-FLOOR TO BE SECURELY FASTENED.
COMMENTS: _____

OVERHANG

SOFFIT SYSTEM AS FOLLOWS: GABLES EAVES PER PLAN
SOFFIT MATERIAL ALUMINUM
COLOR: WHITE
FASCIA MATERIAL STEEL
COLOR: WHITE
COMMENTS: _____

SHEATHING

OUTSIDE WALL SHEATHING OSB ROOF SHEATHING 15/32 OSB
COMMENTS: _____

SIDING

SIDING TO BE: VINYL COLOR _____
DESCRIBE AREAS TO BE SIDED: COMPLETE
COMMENTS: MONOGRAM VINYL DOUBLE 5" WEATHERD WOOD, SHAKES 7" STAGGERED EDGE MEADOW BLEND, VERTICAL SIDING 7" TIMBERBLEND

STUCCO

STUCCO TO BE: NONE COLOR _____
DESCRIBE AREAS TO BE STUCCO: _____
DESCRIBE TYPE OF STUCCO SYSTEM: _____
COMMENTS: _____

ROOF MATERIALS

SHINGLES FOR ROOF: STYLE TIMBERLINE COLOR WEATHERED WOOD
VENT TYPE: LOUVER RIDGE VENT

COMMENTS: OPTION FOR TAMKO WEATHERED WOOD

INSULATION AND PAPER

SIDEWALL INSULATION TO BE	<u>R-21</u>
CEILING INSULATION	<u>R-49</u>
BUILDING PAPER UNDER SHINGLES TO BE	<u>FELT</u>
BUILDING PAPER OVER SHEATHING TO BE	<u>TYVEC</u>
BASEMENT WALLS INSULATED TO CODE	<u>NONE</u>
GARAGE OUTSIDE WALLS INSULATED	YES <input type="checkbox"/> R VALUE <u>0</u>
GARAGE CEILING INSULATED	YES <input type="checkbox"/> R VALUE <u>0</u>
SPRAY FOAM RIM INSULATION	YES <input type="checkbox"/> (OTHERWISE THERMAX)
SPRAY FOAM WALLS	YES <input type="checkbox"/> R VALUE _____
SPRAY FOAM CEILING	YES <input type="checkbox"/> R VALUE _____
SPRAY FOAM & FIBREGLASS CEILING	YES <input type="checkbox"/> R VALUE _____
VAPOR BARRIER PER CODE	
COMMENTS: _____	

WINDOWS

WEATHER STRIPPING SHALL BE AS SPECIFIED BY THE WINDOW MANUFACTURER AND FURNISHED AS STANDARD ON THEIR ASSEMBLED UNITS.

WINDOW BRAND: VECTOR DIPLOMAT SERIES
 GRIDS IN GLASS LOCATION: _____ OTHER: _____
WINDOW HARDWARE STYLE: STANDARD OTHER: _____
COMMENTS: LOW E ARGON WITH SCREEN

SKYLIGHTS/ROOF WINDOWS

ROOM: _____

DIMENSION: _____

COMMENTS: _____

INSIDE FINISH

DESCRIBE TRIM:	BASEMENT	STYLE _____	SPECIES _____
	MAIN FLOOR	STYLE <u>156</u>	SPECIES <u>POPLAR</u>
	SECOND FLOOR	STYLE _____	SPECIES _____

DESCRIBE BASEBOARD	BASEMENT	STYLE _____	SPECIES _____
	MAIN FLOOR	STYLE <u>239</u>	SPECIES <u>POPLAR</u>
	SECOND FLOOR	STYLE _____	SPECIES _____

OTHER AREAS DESCRIBE: _____

BI-FOLD JAMBS AND CASING: YES SPECIES NONE

SHEETROCK JAMBS YES
BI-FOLD STOP WITH CASING ON EXTERIOR SIDE ONLY: YES
HALF JAMB WITH CASING ON EXTERIOR SIDE ONLY: YES

ALL INSIDE JAMBS SHALL BE 3/4" THICK AND OF KINDS SPECIFIED ABOVE
CROWN MOULD: YES DESCRIPTION AND LOCATION: _____
COMMENTS: _____

DOORS

FRONT DOOR: HDI 215 SIZE: _____ CLAD YES
GARAGE SERVICE _____ SIZE: _____ CLAD YES
OTHER EXTERIOR DOORS: _____ SIZE: _____ CLAD YES
HOUSE TO GARAGE DOOR: SMOOTH STEEL SIZE: _____
INTERIOR DOORS: FLAT PANEL MOLDED 1 PANEL HOLLOWE CORE PAINTED SIZE: _____

STORM DOOR: NONE SIZE: _____
PATIO DOORS: TYPE VECTOR SIZE: _____
TYPE _____ SIZE: _____

HARDWARE STYLE: INTERIOR SCHLAGE LEVER OTHER _____
FRONT DOOR: SCHLAGE LEVER DEADBOLT YES
HOUSE TO GARAGE DOOR: SCHLAGE LEVER DEADBOLT YES
GARAGE SERVICE NONE DEADBOLT YES
OTHER EXTERIOR DOORS: NONE DEADBOLT YES
COMMENTS: _____

STAIR WORK

STAIRS SHALL BE CONSTRUCTED WITH TREADS, RISERS AND WALL RAIL AS PER CODE. THIS IS ONLY APPLICABLE TO HOUSE DESIGNS REQUIRING STAIRS.

SKIRT BOARDS YES
FINISHED HANDRAIL: STYLE _____ SPECIES _____
SPINDLES: STYLE _____ SPECIES _____
NEWEL POST: STYLE _____ SPECIES _____
WOOD STEPS: YES SPECIES _____
1/2 CAPS - TREADS/RISERS: YES SPECIES _____
BOTTOM RAIL: STYLE _____ SPECIES _____
OTHER RAILING: DESCRIBE: _____
COMMENTS: NONE

CABINET WORK

CABINET ALLOWANCE \$ _____
GRANITE TOP ALLOWANCE \$ _____

CABINETS: SPECIES: STAINED POPLAR FLAT PANEL
LIGHTS MOUNTED BENEATH YES WHERE _____
SOFFIT AND BULKHEADS: YES BULKHEAD OVER ISLAND: YES

DOOR STYLE: KITCHEN FLUSH RAISED PANEL OTHER _____
BATH FLUSH RAISED PANEL OTHER _____

LAUNDRY FLUSH RAISED PANEL OTHER _____
OTHER FLUSH RAISED PANEL OTHER _____

INTERIORS: FULL MELAMINE MAPLE INTERIOR OTHER _____
HARDWARE: STANDARD OTHER
HINGES: STANDARD CONCEALED SOFT CLOSE

KITCHEN DETAILS:

COUNTERTOPS: FORMICA GRANITE OTHER _____
WOOD EDGING: YES TIP OUT SHELF YES
LAZY SUSAN: YES GLASS DOORS, NBR YES
GARBAGE PULL OUT: YES ROLL SHELF, NBR YES
APPLIANCE GARAGE: YES MICROWAVE SHELF YES
UPPER CABINETS: 30" 42" BREAD BOARD YES

FIREPLACE MANTEL: YES MANTEL W/COLUMNS YES

BATH DETAILS:

BATH COUNTERS: GRANITE MARBLE OTHER _____
VANITY TOPS: YES
WHIRLPOOL ACCESS PANEL: YES MEDICINE CABINET YES
FINISH LOWER BATH: YES LINEN FACE FRAME YES
LINEN CABINETS YES

LAUNDRY DETAILS:

LAUNDRY TUB CABINET: YES CLOTHES CHUTE: YES
CABINETS OVER WASHER/DRYER
FOLDING COUNTER: LAMINATE OTHER _____
CABINETS UNDER COUNTER:
CABINETS OVER COUNTER: 30" 42"

WOOD TOPS FOR HALF OR KNEE WALLS _____
INTERIOR COLUMNS INTERIOR COLUMNS W/PLATFORM
WET BAR WET BAR TOP: FORMICA GRANITE OTHER _____

BASEMENT FINISH DESCRIPTION: _____

COMMENTS: BID OPTION FOR GRANITE KITCHEN WITH UNDERMOUNT SINK DBL BOWL

CLOSETS

CUSTOM ALLOWANCE \$ _____

ALL CLOSETS SHALL BE FURNISHED WITH ONE SHELF AND ONE CLOTHES ROD.

SHELF TO BE: OAK PRINT WHITE WIRE CUSTOM

COMMENTS: _____

SECTION 11. DRY WALL

DRYWALL BY: CONTRACTOR OWNER

WALL HEIGHT: MAIN FLOOR: 8' 9' SECOND FLOOR: 8' 9'

FINISH THE FOLLOWING LEVELS: MAIN 2ND 3RD LOWER BONUS ROOM

BULKHEADS: YES LOCATION _____

DRYWALL THICKNESS: WALLS 1/2" CEILINGS 1/2" SR 5/8" OTHER _____

DRYWALL CORNERS: 90 DEGREE ROUNDED
ALL EXPOSED CORNERS SHALL BE REINFORCED CORNER BEAD. WALL AND CEILING TEXTURE IS A SPRAYED ON APPLICATION. **SLIGHT VARIATIONS IN TEXTURE IS NORMAL.**

CEILING SPRAY TYPE: SMOOTH MEDIUM KNOCKDOWN

WALL TEXTURE: SMOOTH ORANGE PEEL

GARAGE DRYWALL: HANG FIRE WALL HANG COMPLETE GARAGE: YES

GARAGE WALLS TAPED: YES

GARAGE CEILING TAPED: YES

COMMENTS: GARAGE FIRE TAPED

SECTION 12. PAINTING AND STAINING

PAINTING BY: CONTRACTOR OWNER

INCLUDED IN BASE PRICE IS: ONE COLOR TWO COLORS
OTHER _____

BASE PRICE IS CALCULATED ASSUMING ONE PRIMER AND EGGSHELL COLOR PAINT ONLY.
SEMI-GLOSS, GLOSS AND COLORS OTHER THAN AN EGGSHELL COLOR WILL REQUIRE TWO FINISH COATS AND WILL BE AN UP CHARGE.

PAINT HOUSE WALLS: YES
COLOR: _____

PAINT HOUSE CEILING YES
COLOR: _____

PAINT GARAGE: YES
COLOR _____

STAINING BY: CONTRACTOR OWNER
INTERIOR STAIN COLOR: _____

BASE PRICE IS CALCULATED ASSUMING MEDIUM COLOR STAINS AND LIGHTER. **SELECTING A DARK STAIN MAY INCREASE PRICE BY 25% OR MORE.**

PORCH, POSTS, RAIL, DECKS YES PAINT OR STAIN COLOR NONE

LOUVERS YES PAINT OR STAIN COLOR NONE

WINDOW/DOOR WRAPS: YES

COMMENTS: BID OPTION TO PAINT GARAGE WALLS AND CEILING 1 COAT

SECTION 13. HEATING & VENTILATION

HEATING BY: CONTRACTOR OWNER

TEMPORARY HEAT BY: OWNER CONTRACTOR
ALLOWANCE, IF BY CONTRACTOR NO WINTER HEAT INCLUDED

HEATING SYSTEM SHALL BE INSTALLED ACCORDING TO THE CODE OF THE NATIONAL SOCIETY OF HEATING AND VENTILATION ENGINEERS, AND IN ALL CASES SHALL CONFORM TO LOCAL AND STATE ORDINANCE. WE PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR NECESSARY TO COMPLETE THE FOLLOWING:

IN-FLOOR HEATING: HOUSE: ROUGH IN FINISH
 LOCATION: _____
 ZONE OPTION YES # _____
 GARAGE: ROUGH IN FINISH
 LOCATION: _____
 HEATER TYPE: _____ BOILER, WATER HEATER, ELECTRIC MAT, ETC.)
 TRANSITE HEATING: YES WHERE _____
 OFF PEAK HEAT: YES
 FURNACE: 92% 95% VARIABLE SPEED BLOWER OTHER _____
 _____ (OIL, GAS, ELECTRIC)
 THERMOSTAT TYPE: SET BACK/PROGRAMMABLE NON-SET BACK TYPE _____
 HOW MANY ZONES: 1 (NUMBER) WHERE: _____
 HOT RUNS BASEMENT: TRUNK LINE SPECIFIC _____
 COLD RETURN BASEMENT:
 HOT RUNS MAIN: AS REQUIRED COLD RUNS MAIN: AS REQUIRED
 HOT RUNS 2ND: AS REQUIRED COLD RUNS 2ND: AS REQUIRED
 GARAGE HEATER: YES TYPE _____

GAS PIPING: WATER HEATER RANGE
 DRYER FIREPLACE
 GAS GRILL COOK TOP
 GARAGE

AIR CONDITIONER: YES NO MODEL, SIZE, ETC. SIZE TO CODE

VENTING: RANGE HOOD: YES ELECTRIC AIR PURIFIER YES
 BATH FAN: YES POWER HUMIDIFIER YES
 DRYER: YES FIREPLACE YES
 LAUNDRY CHUTE DOWN VENT COOK TOP YES
 AIR-TO-AIR EXCHANGER: MODEL TO CODE
 SOURCE POINT VENTING FOR AIR EXCHANGER: YES
 BATH FANS SUPPLIED BY CONTRACTOR OTHERS ELECTRICIAN
 GARAGE HEATER: YES GAS ELEC

L.P. TANK AND HOOK UP TO HOUSE, IF NECESSARY, WILL BE BY OWNER.

HEATING COMMENTS: BID OPTION FOR TRANSITE HEAT

SECTION 14. ELECTRICAL WORK

ELECTRICAL WORK BY: CONTRACTOR OWNER

CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR AND MATERIAL TO PERFORM ALL ELECTRIC WORK TO BE DONE UNLESS OTHERWISE STATED BELOW. ADDITIONAL OPENINGS OTHER THAN THOSE INCLUDED BELOW WILL RESULT AN ADDITIONAL COST TO THIS CONTRACT.

NOTE: THE POWER COMPANY WILL BRING POWER TO THE HOUSE WHERE IT CHOOSES. THIS CONTRACT IS BASED UPON THE POWER BROUGHT **ONLY** TO THAT LOCATION. IF THAT LOCATION IS CHANGED, THE **OWNER WILL BE CHARGED AN ADDITIONAL COST.**

ADDRESS OR TOWNSHIP OF BUILDING SITE XXXX 20TH AVE SE ST. JOSEPH MN
 NAME OF POWER COMPANY _____

WIRING FOR ATTIC RADON MITIGATION FAN AND LIGHT PER CODE

UNDERGROUND TRENCHING OF 50 FEET IS INCLUDED.

TEMPORARY SERVICE (POLE SETTING).....YES

BREAKER SERVICE SIZE TO CODE

STATE INSPECTION FEES.....YES

OFF-PEAK WIRING.....YES

OPENINGS FIRST FLOOR..... PER CODE OTHER _____

OPENINGS SECOND FLOOR..... PER CODE OTHER _____

OPENINGS BASEMENT..... PER CODE OTHER _____

OPENINGS GARAGE..... PER CODE OTHER _____

OPENINGS BONUS ROOM..... PER CODE OTHER _____

WIRING WATER HEATER..... GAS ELEC

WIRING SUMP PUMP (PUMP NOT INCLUDED)..... YES

WIRING LIFT PUMP YES

WIRING FURNACE TYPE GAS YES

WIRING FOR OFF PEAK HEAT YES

WIRING FOR BASEBOARD HEAT YES

WIRING FOR ELECTRIC PLENUM YES

WIRING FOR HEAT PUMP YES

WIRING FOR WATER PUMP YES

WIRING WATER SOFTENER YES (SOFTENER NOT INCLUDED)

WIRING AIR CONDITIONER UNIT YES

WIRING FOR IN-FLOOR HEAT/BOILERS YES

WIRING FOR GARAGE HEATER YES

WIRING AIR TO AIR EXCHANGER YES

SOURCE POINT WIRING

SINGLE CONTROL WIRING

WIRING RANGE..... GAS ELEC

WIRING GARBAGE DISPOSAL (DISPOSAL NOT INCLUDED) YES

WIRING DRYER..... GAS ELEC

WIRING CENTRAL VACUUM YES

WIRING DISHWASHER YES

WIRING TRASH COMPACTOR YES

WIRING COOK TOP YES

WIRING WALL OVEN SINGLE DOUBLE YES

WIRING WHIRLPOOL NUMBER _____ YES

WIRING FOR BATH FANS YES

SUPPLIED BY ELECTRICIAN

STANDARD ULTRA QUIET HEAT/FAN

WIRING FOR CHIMES NUMBER 1 YES

WIRING FOR ½ SWITCHES NUMBER _____ YES

MICROWAVE OUTLET YES

WIRING FOR FREEZER OUTLET YES

WIRING FOR DIMMERS NUMBER _____ YES

ROCKER SWITCHES YES

WIRING CEILING FAN NUMBER 2 YES

WIRING TELEVISION JACKS NUMBER 4 YES

WIRING OUTSIDE OUTLETS NUMBER 4 YES

WIRING PHONE JACKS NUMBER 4 YES

WIRING GARAGE DOOR OPENERS NUMBER 2 YES

WIRING FIREPLACE FAN NUMBER _____ YES

HANDICAP WIRING YES

FLOOR OUTLET NUMBER _____ YES

IN CONCRETE NUMBER _____

IN WOOD/FLOOR JOISTS NUMBER _____

WIRING FOR SHOWER CAN YES

WIRING ABOVE CABINET OR CLOSETS YES

LIGHTING LOCATION _____

WIRING CARBON MONOXIDE DETECTOR NUMBER 2 YES

RECESSED LIGHTS NUMBER _____ YES

LOCATION _____

WIRING UNDER-CABINET LIGHTING YES

LOCATION _____

WIRING DOOR JAMB LITE NUMBER _____

WALL SCONCES YES

LOCATION _____

LOW VOLTAGE OUTDOOR LIGHTING YES

WARM TILE HEAT YES

LOCATION _____

MISCELLANEOUS: _____

COMMENTS: _____

OWNER PAYS ALL POWER USAGE COSTS.

LIGHT FIXTURES

ALLOWANCE \$ 1600

LIGHT BULBS ARE PART OF THE FIXTURE ALLOWANCE.

COMMENTS: _____

SOUND SYSTEM

ALLOWANCE \$ NONE

COMMENTS: _____

SECURITY SYSTEM

ALLOWANCE \$ NONE

COMMENTS: _____

SECTION 15. PLUMBING

PLUMBING BY: CONTRACTOR OWNER

EQUIPMENT UNDER THIS PLUMBING CONTRACT REQUIRING ELECTRICAL CONNECTIONS SHALL BE FURNISHED AND PUT INTO WORKING OPERATION BY THE PLUMBING CONTRACTOR.

WATER METER FEE PAID BY PLUMBING CONTRACTOR YES

LAWN IRRIGATION LINE: YES

HANDICAPPED FIXTURES YES

LOCATION OF HANDICAPPED FIXTURES _____

BASEMENT

MISCELLANEOUS FLOOR DRAINS..... NUMBER _____

LOCATION OF DRAINS _____

FROST PROOF SILL COCKS..... NUMBER 2

ROUGH IN BATHROOM..... YES

WATER HEATER: SIZE 40 GAS ELEC

POWER VENT..... YES

SUMP PUMP..... YES

LIFT PUMP..... YES

WATER SOFTENER UNIT..... YES

GARAGE TRENCH DRAIN..... YES

SAUNA..... YES

WET BAR..... YES

RE-CIRCULATING PUMP..... YES

WHERE: MECH. ROOM UNDER SINK

INSTANT HOT WATER..... YES

OTHER _____

RADON MITIGATION SYSTEM POWERED PASSIVE

BASEMENT BATH TUB YES

SHOWER STALL..... YES

TYPE _____

TILE IN SHOWER..... YES

SHOWER DOOR..... YES

FAUCET TYPE _____

STOOL ROUND ELONG ADA

COLOR _____ MODEL _____

SINK ONE BOWL TWO BOWLS

COLOR _____ TYPE _____

FAUCET TYPETYPE _____

VANITY TOPS SUPPLIED BY _____ TYPE _____

FIXTURE FINISH.....COLOR _____

OTHER _____

MAIN FLOOR

KITCHEN

SINK..... COLOR STAINLESS TYPE DBL BOWL

UNDERMOUNT YES

FAUCET..... TYPE CHROME SINGLE LEVER W/SPRAY

GARBAGE DISPOSAL..... YES

DISHWASHER HOOKUP..... YES

PLUMBING FOR ICE MAKER... YES

DOWN DRAFT VENTING..... YES

WET BAR PLUMBING..... YES

SOAP DISPENSER..... YES

COUNTER TOPS..... DESCRIBE: P LAM

FIXTURE FINISH..... COLOR _____

OTHER _____

UTILITY ROOM

LAUNDRY TUB.....DROP IN FREE STANDING

FAUCET..... TYPE _____

WASHER STAND PIPE..... YES

WASHER FAUCETS..... YES

MAIN BATH

ALL FIXTURES WHITE OTHER _____

TUB TYPE _____

SHOWER STALL..... TYPE _____

TILE IN SHOWER..... YES
 TUB FAUCET HARDWARE..... TYPE _____
 SHOWER HARDWARE..... TYPE _____
 STOOL ROUND ELONG ADA
 COLOR _____ MODEL _____
 SINK TYPE _____
 ONE BOWL TWO BOWLS
 FAUCET..... TYPE _____
 VANITY TOP..... SUPPLIED BY _____ TYPE _____
 SHOWER DOOR..... YES
 FIXTURE FINISH..... COLOR _____
 OTHER _____

MASTER BATH

ALL FIXTURES WHITE OTHER _____
 TUB TYPE FIBERGLASS
 SHOWER STALL..... TYPE _____
 TILE IN SHOWER..... YES (IF YES, SEE TILE SECTION)
 TUB FAUCET HARDWARE..... TYPE SINGLE LEVER CHROME
 SHOWER HARDWARE..... TYPE CHROME
 STOOL ROUND ELONG ADA
 COLOR WHITE MODEL _____
 SINK TYPE MARBLE
 ONE BOWL TWO BOWLS
 FAUCET..... TYPE SINGLE LEVER CHROME
 VANITY TOP SUPPLIED BY CABINET TYPE MARBLE
 SHOWER DOOR..... YES
 FIXTURE FINISH..... COLOR WHITE
 OTHER ON 3 BEDROOM UNITS ONLY

HALF BATH

ALL FIXTURES WHITE OTHER _____
 TUB TYPE _____
 SHOWER STALL..... TYPE _____
 TILE IN SHOWER..... YES
 TUB FAUCET HARDWARE..... TYPE _____
 SHOWER HARDWARE..... TYPE _____
 STOOL ROUND ELONG ADA
 COLOR WHITE MODEL _____
 SINK TYPE MARBLE
 ONE BOWL TWO BOWLS
 FAUCET..... TYPE SINGLE LEVER CHROME
 VANITY TOP TYPE MARBLE SUPPLIED BY CABINET
 SHOWER DOOR..... YES
 FIXTURE FINISH..... COLOR WHITE
 OTHER _____

MAKER

2ND FLOOR

ALL FIXTURES WHITE OTHER _____
 TUB TYPE FIBERGLASS TUB/SHOWER
 SHOWER STALL..... TYPE _____
 TILE IN SHOWER..... YES
 TUB FAUCET HARDWARE..... TYPE SINGLE LEVER CHROME
 SHOWER HARDWARE..... TYPE _____
 STOOL ROUND ELONG ADA
 COLOR WHITE MODEL _____
 SINK TYPE MARBLE
 ONE BOWL TWO BOWLS

MARBLE

FAUCET..... TYPE SINGLE LEVER CHROME
VANITY TOP..... SUPPLIED BY CABINET MAKER TYPE
SHOWER DOOR..... YES
FIXTURE FINISH..... COLOR WHITE
OTHER _____

MISCELLANEOUS: _____
COMMENTS: _____

BATHROOM ACCESSORIES

ALLOWANCE \$ 600

ALLOWANCE CONSISTS OF MIRRORS, TOWEL BARS, AND TOILET PAPER DISPENSERS.
ALLOWANCE DOES NOT INCLUDE SHOWER ROD, CURTAIN OR SHOWER DOORS.
COMMENTS: _____

WELL

ALLOWANCE \$ NONE

NOTE: CONTINGENCIES BEYOND THE CONTROL OF THE CONTRACTOR SHALL BE AN EXTRA CHARGE TO HOMEOWNER. EXAMPLE: GRAVEL PACKING, EXTRA DROP WIRE, DRY WELL, ETC.
ALLOWANCE INCLUDES WELL CONNECTION.
COMMENTS: _____

CITY UTILITY HOOKUPS

CITY WATER:
HOOK UP: YES

CITY SEWER:
HOOK UP: YES
COMMENTS: _____

PRIVATE SEPTIC SYSTEM

ALLOWANCE \$ _____ INCLUDED: YES
THE INSTALLATION OF THE SEPTIC SYSTEM SHALL INCLUDE TANK, A DISTRIBUTION BOX, SEPTIC PERMITS, PERC TEST, SEPTIC TRENCHING & CONNECTION TO HOME, AND A DRAIN FIELD OR TRENCHES. ENTIRE SYSTEM WILL BE BUILT TO CODE.
INTERIOR LIFT STATION: YES
EXTERIOR LIFT STATION: YES

NAME OF TOWNSHIP AND COUNTY WHERE CODE WILL BE FOLLOWED: _____

LIST ANY EXTRA OR UNUSUAL ITEMS THAT ARE NEEDED: _____
COMMENTS: _____

SECTION 16. GARAGE

ALLOWANCE \$ _____

SERVICE DOOR SHALL BE: NONE
OVERHEAD DOOR SHALL BE: RAISED PANEL INSULATED
GARAGE DOOR SHALL BE MECHANICALLY OPERATED: YES
KEYLESS ENTRY SYSTEM (TOUCH PAD) YES
HOW MANY AND WHICH DOORS HAVE OPERATORS: 2
OVERHEAD DOOR FRAMES TO BE CLAD: YES
OVERHEAD DOOR INSULATED: YES
WINDOWS IN DOOR STYLE NONE

COMMENTS: _____

SECTION 17. GUTTERS

ALLOWANCE \$ _____

GUTTERS & DOWNSPOUTS: YES STEEL SEAMLESS STEEL COLOR _____
LOCATION OF GUTTERS AND DOWNSPOUTS: APPROXIMATELY 20 FEET OF GUTTER WITH 2 DOWNSPOUTS
COMMENTS: _____

SECTION 18. APPLIANCES

ALLOWANCE \$ FFTR1821Q 18 CU BLACK REFRIGERATOR, FFBD2406 N DISH WASHER; MWV150KW- BLACK MICROWAVE; FFEF3015PW BLACK RANGE; NTW4605 WHITE WASHER; NED4655EW WHITE DRYER;

RANGE: YES
RANGE HOOD: YES
VENTED: YES
DISH WASHER YES
MICROWAVE: YES
REFRIGERATOR: YES
TRASH COMPACTOR: YES
GARBAGE DISPOSAL: YES
CLOTHES WASHER: YES
CLOTHES DRYER: YES
CENTRAL VACUUM: YES

ALLOWANCE \$ _____ (INCLUDES INSTALLATION)

CONTRACTOR WILL ONLY INSTALL APPLIANCES PURCHASED UNDER THIS CONTRACT. OWNER IS RESPONSIBLE FOR ALL DELIVERY CHARGES.

CONTRACTOR WILL NOT INSTALL APPLIANCES FURNISHED BY OTHERS.

COMMENTS: BID TO INCLUDE ALL HOSES, CORDS, INSTALLATION AND CLEAN UP

SECTION 19. FLOORING/UNDERLAYMENT

FLOORING BY: CONTRACTOR OWNER

CARPET ALLOWANCE \$BID FIRM VINYL ALLOWANCE \$BID FIRM
WOOD FLOOR ALLOWANCE \$NONE LAMINATE ALLOWANCE \$BID FIRM

TILE FLOOR ALLOWANCE	<u>\$NONE</u>	OTHER ALLOWANCE	<u>\$NONE</u>
KITCHEN	<u>BENCHMARK</u>		
DINETTE	<u>BENCHMARK</u>		
DINING ROOM	_____		
LIVING ROOM	<u>WINNING STREAK</u>		
FAMILY ROOM	_____		
ENTRY	<u>BENCHMARK</u>		
LAUNDRY	<u>BENCHMARK</u>		
HALLWAY	_____		
UTILITY ROOM	_____		
BATH #1	<u>BENCHMARK</u>		
BATH #2	<u>BENCHMARK</u>		
BATH #3	<u>BENCHMARK</u>		
MASTER BED	<u>WINNING STREAK</u>		
BEDROOM #2	<u>WINNING STREAK</u>		
BEDROOM #3	<u>WINNING STREAK</u>		
SHOWER	_____		
SHOWER	_____		
STEPS	<u>WINNING STREAK</u>		
SUNROOM	_____		
BONUS ROOM	_____		

NOTE: SEAMS AND JOINTS MAY BE SLIGHTLY VISIBLE WITH SOME CARPET AND VINYL PRODUCTS. FLOORING WITH SLIGHT IMPERFECTIONS DUE TO CONSTRUCTION TRAFFIC WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S SOLE DISCRETION. UNDERLAYMENT MATERIAL AND LABOR INCLUDED IN ALLOWANCES.
 COMMENTS: _____

TILE WORK

ALLOWANCE \$ NONE

CONTRACTOR SHALL FURNISH AND SET TILE TO A PROFESSIONAL INDUSTRY STANDARD. TILE WORK SHALL INCLUDE APPROPRIATE BACKER BOARD AND SHOWER PANS, WHEN NECESSARY.

DESCRIPTION AND LOCATION OF TILE WORK TO BE PERFORMED: _____
 COMMENTS: _____

SECTION 20. PORCHES AND DECKS

ALLOWANCE \$ NONE

PORCH POST: CEDAR TREATED METAL VINYL COMPOSITE COLOR _____
 PORCH RAIL: CEDAR TREATED METAL VINYL COMPOSITE COLOR _____

DESCRIPTION: _____
 COMMENTS: _____

SECTION 21. FINAL CLEANING

FINAL CLEANING: YES INCLUDES DUSTING WALLS; COUNTER TOPS AND OTHER HORIZONTAL SURFACES; CLEANING WINDOWS; VACUUM FLOORS; LEAVE THE HOUSE READY TO OCCUPY.

“CONSTRUCTION” CLEANING REMOVES ALL FORMS OF CONSTRUCTION DEBRIS AND THE HOUSE WILL BE IN A “BROOM” CLEAN CONDITION.

SECTION 22. MISCELLANEOUS

ALLOWANCE \$ 600 FOR BEDROOMS AND PATIO DOOR BLINDS

DESCRIBE ITEMS NOT MENTIONED ELSEWHERE IN SPECIFICATIONS. CONSTRUCTION DURING COLD WEATHER MAY RESULT IN ADDITIONAL CHARGES FOR HEAT, FROST RIPPING, FRESH FILL, MASONRY, UTILITY TRENCHING, ETC.

ADDITIONAL NOTES: _____

LUMBER ONE, AVON INC.
CONTRACTOR # BC001820

BY _____

ITS SALES REPRESENTATIVE _____

DATE: _____

LUMBER ONE, AVON INC. OFFICER

BY _____

ITS _____

DATE: _____

OWNER(S):

DATE: _____

SECTION 23. BUILDING CONTRACT

PARTIES: THE PARTIES TO THIS AGREEMENT ARE LUMBER ONE, AVON INC. (HEREAFTER CALLED “LUMBER ONE”), AND _____ (HEREAFTER CALLED “BUYER”).

ADDRESS OF PROPERTY: _____, COUNTY OF _____, STATE OF MINNESOTA, LEGALLY DESCRIBED AS: _____ INCLUDING THE FOLLOWING PROPERTY, IF ANY, _____.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS: