

PENZ CUSTOM HOMES INC.
CONSTRUCTION SPEC SHEET

EXHIBIT A

JOB NAME: 2-STORY MODEL

LEGAL: LOT 1 BLK 5 BOULDER RIDGE 3RD

ADDRESS: 6198 GRANITE DR NW

SQUARE FOOTAGE:

Lower: 1148

Main: 1148

Upper: 979

TOTAL: 3275

Garage: 706 3- car

PERMITS: supplied by Penz Custom Homes Inc.

INSURANCE: supplied by Penz Custom Homes Inc.

UTILITIES: supplied by Penz Custom Homes Inc.

CONSTRUCTION LOAN: supplied by Penz Custom Homes

SITE WORK: Refuse to be hauled away and construction site will remain clean at all times.

EXCAVATING: Excavation of the basement, trenching of the garage footings. Building of the driveways to include road rock. Sand to be used to backfill basement and garage floors. Drain rock and tile will be placed around the exterior of footing. Install water and waste lines to the house. Finish grade and sod.

FOUNDATION:

3.5" concrete basement floor

4" concrete garage floor with rerod

Drain tile inside footing

Drain tile outside footing

10"X18" continuous concrete footings

12 courses 10" block

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DAMP PROOFING: foundation sealer to be applied to the exterior of basement walls.
Interior moisture barrier on all interior walls.

HEATING : 80,000 BTU Furnace 92% efficient
Honeywell heating thermostat
Combustion air intake
Power vent water heater
Single zone overhead supply duct system
2.5 ton AC, vented range hood included

WINDOWS : Vinylite

PAINTING:

Walls Prime one coat and finish one coat
Exterior Front door, garage door, service door off garage one color
Garage overhead doors ordered stock colors

ELECTRICAL: Electrical wiring will be 150 Amp service wired to Minnesota state building code. General note: Duplex outlets are located throughout the house (finished areas) as per electrical and building codes. Codes call for an outlet approximately every 12' or on any wall that is at least 2' wide and usable (such as not being covered by door swing, book shelves ect.). Three – way and four-way switching will be figured on all hallway areas over 8' long and in rooms being entered / exited by more than one location or at forman electrician discretion. Permit fees to be included in electricians bid.

BUILDING MATERIALS:

Interior doors to be SOLID BIRCH STAINED
Exterior doors to be steel insulated
Shingles to be landmark – 25year
Siding VINYL
Subfloor to be ¾” OSB T&G
Roof sheathing to be ½” OSB
7/16” OSB wall sheathing
Aluminum soffit and fascia
Dead bolts on exterior doors
5/8” sheetrock on all ceilings ½” on walls
Base, casing, handrail, and iron spindles CUSTOM PAINTED

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GARAGE DOORS:

Garage doors to be non-insulated steel
Size: 1 – 16' X 7' 1 -9' x 7'
With ONE garage door opener

DRYWALL:

Ceilings to be KNOCKDOWN AND PAINTED
Walls to be smooth BULL KNOSE CORNERS
Garage to be for fire code only
Lower level unfinished

PLUMBING:

Gas will be provided to furnace and to 1-40 gallon water heater
Two hose bibs will be installed. One bath to be roughed in the basement.
Fixtures to be provided in white and chrome.
Waste and vents:
Piping in Sch. 40 PVC
Water piping:
Flexible poly
Gas piping:
Flexible tubing will be provided with brass and iron fittings and valves
Miscellaneous Items:
Chrome shut offs will be used on all fixtures (except bath)
Water heater will be provided
Freeze less hydrants will be installed
Appliances to be supplied out of appliance allowance
Vanity tops from cabinet supplier
All waste and vent, and water piping will be air tested and nail protected where necessary.
BRONZE PLUMBING FIXTURES

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AMENITIES

- CUSTOM CHERRY STEPPED CABINET PACKAGE WITH UNDER CABINET LIGHTING
- LAMINATE COUNTER TOPS WITH TILE BACKSPLASH, UPGRADE SINK WITH STAINLESS PULL OUT FAUSET
- HARD WOOD AND TILE FLOORS
- LARGE MASTER BEDROOM WITH WALK IN CLOSET AND TRAY CEILING
- MASTER BATH WITH DOUBLE BOWL SINKS, CORNER TUB AND SEPARATE SHOWER
- STONE FIREPLACE
- CUSTOM PAINTED TRIM WITH STAINED ACCENTS
- STAINED THREE PANEL DOORS
- RECESSED LIGHTING
- STONE ACCENTS FRONT
- STORAGE SPACE
- BRONZE UPGRADED PLUMBING FIXTURES
- BULL KNOSE CORNERS AND KNOCK DOWN CEILINGS
- RAIN GUTTERS

ALLOWANCES

APPLIANCES	3,000
CABINETS	9,500
FIXTURES	1,500
FLOORING	11,200
FIREPLACE	2,500

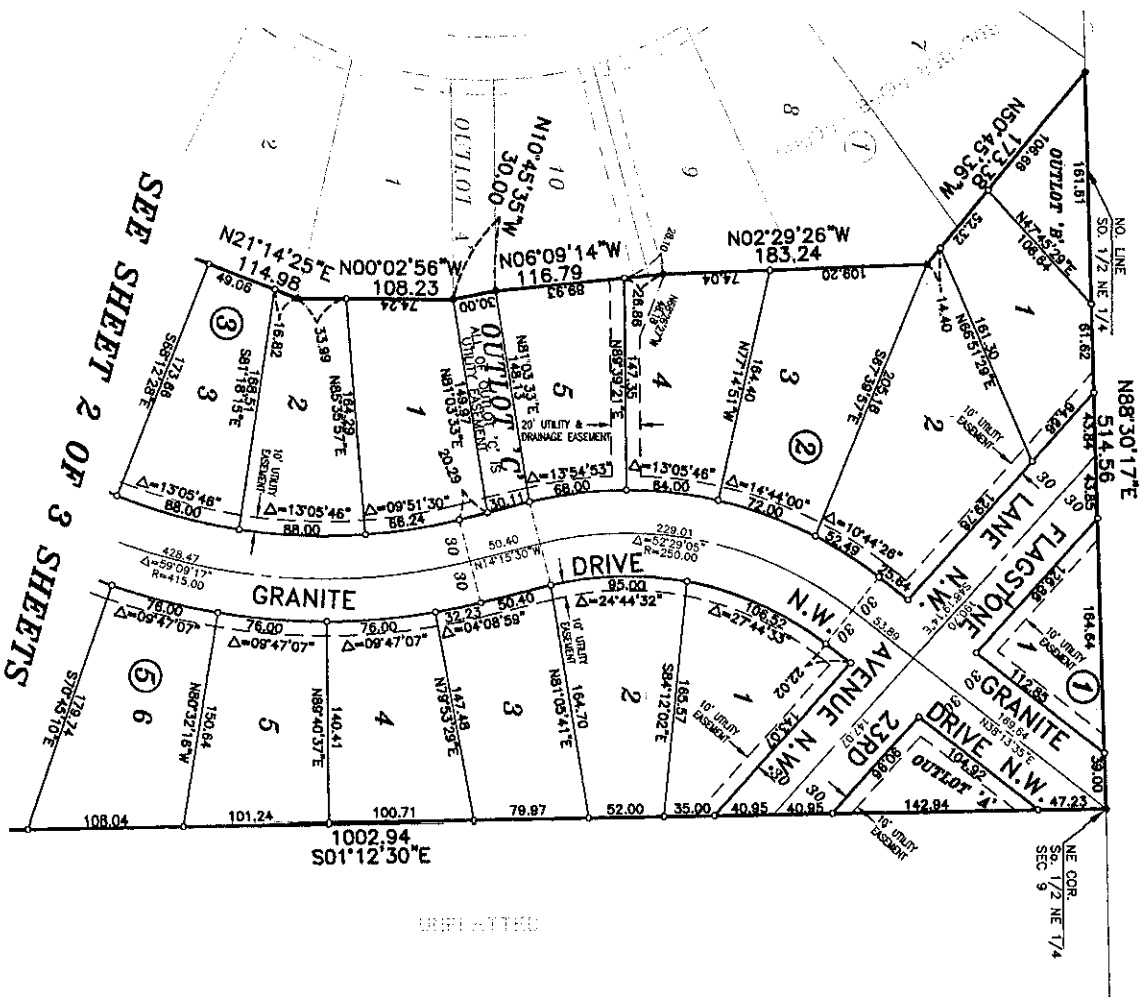
SALE PRICE: \$299,900.00

BUYER _____

SELLER _____

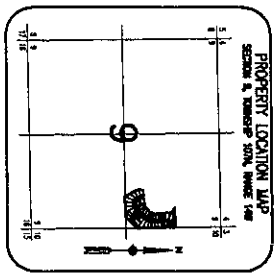
OFFICIAL PLAN

BOULDER RIDGE THIRD



SEE SHEET 2 OF 3 SHEETS

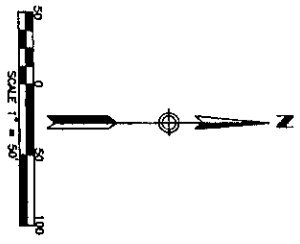
BOULDER RIDGE THIRD SHEET 3 OF 3 SHEETS



NOTE:
 ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE SET WITH 1" BENCH AFTER RECEIPT OF THE PLAN.
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UTILITY EASEMENT:
 An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to extend, enlarge, repair, renew, alter, and install such easement.

DRIVEWAY EASEMENT:
 An unobstructed easement for the operation and maintenance of all necessary underground or surface public utilities including rights to extend, enlarge, repair, renew, alter, and install such easement.



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PREPARED BY:
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