



Buyer Initials _____
Contractor Initials _____

Landmark Real Estate & Dev., Inc.
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Phone: 920.337.9566 Fax: 920.337.9568

BUILDING CONSTRUCTION SPECIFICATIONS

DATE: _____ JOB NUMBER: _____

BUYER NAME: _____

LOCATION OF PROPERTY: _____

1. UTILITIES AND PERMITS

Allowance for **building permit, sanitary permit, land use permit and additional fees** such as, but not limited to sewer hook up fees and impact fees as set forth by the municipality, shall be **\$INCLUDED**.

The buyer shall be responsible for any expense incurred in the extension of gas and electrical service including winter frost charges and electrical disconnect.

2. EXCAVATION AND LOT PREPARATION

The contractor shall provide all necessary excavating and rough grading. The expense if additional fill is needed, or excess fill is to be hauled away, shall be the buyer's or contractor's (**check appropriate box**) responsibility. If any additional black dirt other than what is on the lot at the time of construction is needed, the expense shall be incurred by the buyer. The buyer shall provide finish grading, sod and landscaping. Allowance including labor and materials for total **excavating, grading and trucking** shall be \$_____.

Buyer shall furnish exposed lot line stakes or shall assume any cost associated with location or replacing surveyed property stakes.

Allowance for **lot preparation** for tree removal, excess fill, retaining walls, etc., shall be \$_____. The allowance if **gravel road or driveway** is provided by contractor, shall be \$_____. The allowance if the **culvert** is to be installed, shall be **\$OWNER**.

Allowance including labor and materials for **storm sewer lateral** shall be **\$NA**.

Allowance including labor and materials for **sewer and water lateral** shall be **\$NA**.

Allowance including labor and materials for **downspout piping** shall be **\$NA**.

Allowance including labor and materials for **non-point source erosion control**, as defined by a Wisconsin mandate, shall be **\$NA**.

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A rough grade will be established by using mechanical equipment. The grader will slope the terrain to provide drainage away from the foundation, in such a way to indicate approximate grades at the building. The contractor shall not be responsible for any settling of ground. It is the buyer's responsibility to promptly follow through with the final grading and landscaping and to maintain a positive slope away from the foundation (6" down for every 10' from the foundation), including refilling any settled, backfilled and trenched areas. Lack of proper maintenance may cause foundation failure that will not be covered by the Contractor's warranty.

Expenses incurred because of soil conditions such as quick sand, rock, trees, frost, including necessity for additional excavating, providing fill or cutting of lot, grading, removal of excess ground, additional footings, reinforcing, piers, additional depth of foundation wall, pumping, waterproofing of basement or diversion of water because of springs, wells, seepage, and underground drainage shall be paid by Buyer.

3. BASEMENT WALLS AND FOOTINGS

Ready mixed concrete shall be used in all footings. Basement walls shall be poured; block; or other _____ construction.

Width of basement walls as per plan. Basement walls shall have one coat of waterproofing. Drain tile shall be installed both inside and outside of walls.

Basement wall heights shall be 8'

Garage, porches and unexcavated areas, the wall height shall be 4'

Number of basement windows _____; storm windows _____

Basement access door _____

Window drains shall be; shall not be installed.

Basement exterior insulation _____

Foundation skirting _____

Concrete pumping; allowance \$_____; buyer's expense

4. FRAMING SPECIFICATIONS

Beams shall be the size shown on the plan and of wood laminated steel construction.

Steel adjustable posts; fixed posts

Bearing walls _____

First floor joists to be 2X10, placed 16" on center.

Second floor joists to be _____, placed _____" on center.

Studs (exterior) shall be 2 x 4; 2 x 6, 16" on center.

Studs (exterior) garage shall be 2 x 4; 2 x 6, 16" on center.

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Studs (interior) shall be 2 x 4; 2 x 6, 16" on center.

Air infiltration bearer TYVEK; type _____

Sub flooring shall be 3/4 OSB

Wall sheathing shall be 7/16 OSB

Roof trusses shall be used X

Conventional framed rafters shall be used _____

Roof sheathing shall be 7/16 OSB

Ceiling height shall be _____

All of the following checked items shall be included:

Vaulted ceiling _____

Cathedral ceiling _____

Tray ceiling _____

Sunken room _____

Arched opening _____

Allowance for crane rental shall be \$ _____

5. GARAGE

Overhead door #1 – Type ALUMINUM; size 16 X 7; clad frame

Garage door opener shall be shall not be installed. Keyless entry provided.

Overhead door #2 – Type _____; size _____; clad frame

Garage door opener shall be shall not be installed. Keyless entry provided.

Overhead door #3 Type _____; size _____; clad frame

Garage door opener shall be shall not be installed. Keyless entry provided.

Garage wall finish shall be 1/2 ROCK GARAGE TO HOUSE

Garage ceiling finish shall be 5/8 ROCK

Garage storage shelves _____

Guard rail for garage stairs to basement _____

Garage disappearing attic stairs _____

- Plywood in garage attic _____
- Other _____

6. WINDOWS AND ENTRY DOORS

WINDOWS

Brand **ANDERSON**

Casement; double hung; single hung; other _____

Primed; clad; vinyl; Color **TBD**

Glazing _____

Hardware; Type _____ Style _____

Screens; Type _____ Style _____

Storms; Type _____ Style _____

Window grills; All windows; front only; between glass; outside glass
Type _____ Style _____

Special window units _____

Skylights _____

ENTRY DOORS

Allowance including labor and materials for front entry system shall be \$_____; clad frame; dead bolt

Home to garage entry **TAYLOR**; clad frame; dead bolt

Patio doors **ANDERSON**; hinged _____; sliders _____; grills _____; hardware _____

Rear entry _____; clad frame; dead bolt

Garage service entry **TWO TAYLOR**; clad frame; dead bolt

Basement entry _____; clad frame; dead bolt

Storm doors _____

7. FLAT WORK

Patio size _____ sq. ft.

Sidewalks shall be from front door to **DRIVEWAY** and from garage service door to _____

Walks, service entry slabs shall have a total square footage of 16

Driveway shall be 20 ft. wide and 30 ft. in length or total square footage of 600

3rd stall shall be _____ ft. wide and _____ ft. in length or total square footage of _____

Allowance including labor and materials for **flatwork on grade** shall be \$ _____

Porches as per plan.

Type of reinforcement and location 1/2 RE-BAR @ 30" ON CENTER

Sealer and location _____

Fiber mesh and location _____

8. EXTERIOR SPECIFICATIONS

ROOFING

Allowance for **roofing** material shall be \$45 per square, laid over 15# felt.

Type of roof flashing and edging ALUMINUM

Attic ventilation shall be PROPER VENTS WITH VENTED RIDGE

Proud gables _____

Beams under overhang _____

Cupola _____

SHEET METAL

Gutters and downspouts shall be aluminum; color TBD; Gutter covering _____

Proper metal flashing installed where necessary; aluminum; copper; galvanized

SIDING AND SOFFIT

Allowance for **siding** material per square not including trim and corners, for VINYL (type) siding only shall be \$ _____

Corner post shall be VINYL

Stucco; type _____, style _____, color _____

E.I.F.S. (synthetic stucco); type _____, style _____, color _____

Exterior window arches; type _____, style _____

Front door surround; type _____, style _____

Shutter; type VINYL, style _____
 All windows; front only; or other _____

Soffit and fascia shall be wood; aluminum; vinyl; other _____

Width of fascia 6"

Exterior wrought iron _____

Porch railing and special trim _____

Other special exterior trims _____

DECK

Deck shall be constructed of _____

Railing shall be constructed of _____

Allowance including labor and materials for deck and railing shall be \$ _____

9. MASONRY

EXTERIOR:

Allowance including labor and material for brick shall be \$ _____ based on _____ (# of) brick per square foot and a cost of \$ _____ per thousand brick.

Allowance including labor and material for stone shall be \$ _____ based on cost of \$ _____ per ton.

Sills shall be brick; stone

Colored mortar is extra and the cost varies depending on color.

Exterior fireplace chimney or chase shall be _____

Allowance including labor and material for paver brick shall be \$ _____

Address stone _____; Keystones _____; Light pier or pillar _____

Quoin Corners _____; Decorative arches _____

Specialty items _____

INTERIOR

FIREPLACE #1

Masonry; metal insert with fans; firebrick _____

Allowance including labor and material for brick shall be \$ _____ based on _____ (# of) brick per square foot and a

cost of \$_____ per thousand brick.

Allowance including labor and material for **stone** shall be \$_____ based on cost of \$_____ per ton.

Zero clearance, name & model # _____ with fans & fresh air intake; wood burning, name & model # _____;
 gas log

Colored mortar _____ per sq. ft.; white mortar _____ per sq. ft.

Size of fire pit and face width as per plan.

Face shall be brick _____; stone _____; tile _____; marble _____

Hearth raised; on floor. Hearth material shall be _____

Type of mantel _____; Allowance including labor and material shall be \$_____

Allowance including labor and material for fireplace door shall be \$_____; gas log \$_____

FIREPLACE #2

Masonry; metal insert with fans; firebrick _____

Allowance including labor and material for **brick** shall be \$_____ based on _____ (# of) brick per square foot and a cost of \$_____ per thousand brick.

Allowance including labor and material for **stone** shall be \$_____ based on cost of \$_____ per ton.

Zero clearance, name & model # _____ with fans & fresh air intake; wood burning, name & model # _____;
 gas log

Colored mortar _____ per sq. ft.; white mortar _____ per sq. ft.

Size of fire pit and face width as per plan.

Face shall be brick _____; stone _____; tile _____; marble _____

Hearth shall be raised; on floor. Hearth material shall be _____

Type of mantel _____; Allowance including labor and material shall be \$_____

Allowance including labor and material for fireplace door shall be \$_____; gas log \$_____

OTHER INTERIOR MASONRY

Brick arch for cabinetry _____

Tile and marble part of the Flooring & Tile allowance.

10. PLUMBING

Allowance including labor and material as per attached plumbing proposal \$_____ or as specified below.

KITCHEN

Kitchen sink color _____; type _____; faucet _____; disposal _____

Dishwasher hookup _____

Ice maker hookup _____

Others _____

MAIN BATH

Toilet color _____; type _____

Lav color _____; type _____

Lav faucet _____

Tub color _____; cast iron; module _____ type _____

Tub faucet _____; Pressure balance yes; no

Shower color _____; cast iron; module _____ type _____

Shower faucet _____; Pressure balance yes; no

MASTER BATH

Toilet color _____ type _____

Lav color _____ type _____

Lav faucet _____

Tub color _____; cast iron; module _____ type _____

Tub faucet _____; Pressure balance yes; no

Whirlpool tub color _____; cast iron; module _____ type _____

Whirlpool faucet _____; Pressure balance yes; no

Shower color _____; cast iron; module _____ type _____

Shower faucet _____; Pressure balance yes; no

BATH

Toilet color _____ type _____

Lav color _____ type _____

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Lav faucet _____

Tub color _____; cast iron; module _____ type _____

Tub faucet _____; Pressure balance yes; no

Shower color _____; cast iron; module _____ type _____

Shower faucet _____; Pressure balance yes; no

1/2 BATH

Toilet color _____ type _____

Lav color _____ type _____

Lav faucet _____

LAUNDRY ROOM

Laundry sink color _____ type _____

Laundry faucet _____

Laundry hookup _____

GARAGE

Garage floor drain _____

Hot and cold water hookups _____

Soak tub _____

Other _____

BASEMENT

Allowance including labor and material for **basement rough-in** of stool; lav; shower; water softener; floor drains, # of _____; condensate drains; sump pump shall be **\$INCLUDED**

Water heater shall be _____ capacity **40** gallons and LP; natural gas; electric; power venting; natural draft venting; recirculating hot water line

The following checked items shall be included: wet bar; water softener; soak tub

Hot and cold water faucets and drain for washer shall be provided, **2** outside faucets shall be installed on the exterior of the home.

ACCESSORIES / MIRRORS / SHOWER DOORS

Plumbing accessories included: Faucets, towel bar, toilet tissue holder, curtain rod. These shall be standard chrome plated types normally used by contractor _____

Allowance including labor and material for **mirrors** shall be \$ _____

Allowance including labor and material for **shower door(s)** shall be \$ _____

WELL AND SEPTIC

Allowance including labor and material for **well and well pump** shall be \$ _____

Allowance including labor and material for **septic system** shall be \$ _____

conventional; mound; holding tank

11. HEATING

Allowance including labor and material as per attached heating proposal \$ _____ or as specified below.

Furnace brand _____, efficiency _____ AFUE; sealed combustion; non-sealed combustion

Gas; electric; propane (buyers obligated to have propane tank set and have line & regulator run to house)

Other _____

Air conditioning brand _____; efficiency _____ SEER

Air purifier _____

Humidifier _____

Thermostat _____

Zoning _____

Outside air _____

Allowance including labor and material for **gas piping** for range; dryer; fireplace; water heater; furnace; garage furnace; to patio; other _____ shall be \$ _____

Allowance including labor and material for **special ventilation systems** shall be \$ _____

Allowance including labor and material for **radiant heat** shall be \$ _____

Allowance including labor and material for **dryer venting** shall be **\$INCLUDED**

Allowance including labor and material for **range venting** shall be \$ _____

Allowance including labor and material for **clothes chute** shall be \$ _____

12. ELECTRICAL

Allowance including labor and material per attached electrical proposal \$ _____ or as specified below.

ELECTRICAL WIRING

Number of receptacle openings (electrical boxes) included _____

Number of single pole circuits _____

220 outlets _____ range; dryer; oven; central air; other _____

AMP capacity shall be _____

Outside receptacles _____ number of GFI circuits included _____

Wire for overhead door opener

Type of switches; rocker; toggle. Color; ivory; white; almond

Exhaust fans _____

Recessed ceiling fixtures _____. Allowance shall be \$ _____

Well pump wiring; smoke detectors; carbon monoxide detector; under counter lighting

Allowance for lighting fixture installation shall be \$ _____

MISCELLANEOUS WIRING

Phone jacks _____; Cable TV outlets _____

Intercom/sound systems _____; Security systems _____

LIGHTING

Allowance for light fixtures shall be \$ _____

This allowance to include all fixtures, interior and exterior, closet lights, chimes, bulbs, dimmer switches, and tax.

13. INSULATION

Exterior of basement walls shall be 1" DOW FOAM

Interior of basement walls shall be _____

Under basement floor shall be _____

Box sills shall be R-19

Sidewalls shall be R-19 with moisture barrier.

Ceiling shall be R-30

Garage walls shall be _____

Garage ceiling shall be _____

Interior soundproofing _____

14. FINISH OF INTERIOR WALLS

Finish walls and ceilings shall be: one coat thin wall plaster; texture _____

two coat thin wall plaster; texture _____

drywall; texture _____

Rooms or ceilings done in a different texture shall be an extra charge.

15. PAINTING

All rooms shall be painted.

All rooms shall be done one color unless specified TBD

Additional charge for painting rooms and/or ceilings choice of separate colors per room \$_____; time and material.

Wall papering _____

The finishing of interior woodwork shall be a five-step process, consisting of staining, sealing, sanding, finish coat and putty nail holes.

Woodwork to be painted _____

Due to naturally occurring shrinkage and expansion, painted surfaces may require touch up and maintenance. Any maintenance or touch up work to painted areas resulting from shrinkage or expansion is not covered under the warranty.

Woodwork to be stained TBD

Color of stain is to match kitchen cabinets or buyer's sample. There is no warranty relating to shade and grain variations of cabinetry, doors, molding and other woodwork due to the fact that the nature of wood and stains result in a certain degree of shade and grain variation. Due to naturally occurring shrinkage and expansion, surfaces may require touch up and maintenance. Any maintenance or touch up work to areas resulting from shrinkage or expansion is not covered under the warranty.

Decks (if applicable) shall be unfinished.

All exterior products shall have _____ coats of paint. Wood siding that is stained, shall have _____ coat(s) of stain.

16. INTERIOR TRIM

Base; type MAPLE style COLONIAL width 2 3/4"

Casing; type MAPLE style COLONIAL width 2 3/4"

Jamb; type BIRCH VEENER style FLUSH width 4 9/16"

Stops; type BIRCH style COLONIAL width 1 1/4

Doors; type PINE style SIX PANEL

Posts or columns; quantity _____ type _____ style _____ finish _____

Beams; _____

Crown moldings; type _____ style _____ width _____ LF _____

Wainscoat; type _____ style _____ width _____ LF _____

Chair rail; type _____ style _____ width _____ LF _____

Beauty moldings; type _____ style _____ width _____ LF _____

Tongue & groove paneling; walls; ceiling _____; type _____ style _____ width _____ LF _____

Plate rail; type _____ style _____ width _____ LF _____

Glass French doors; quantity _____ location _____ type _____ style _____ width _____

Allowance including labor and material for **closet shelving** constructed of _____ shall be \$ _____

Allowance including labor and material for **stairs** shall be \$ _____

Balister; type _____ style _____

Newel post; type _____ style _____

Handrail; type _____ style _____

post to post; over the post; end caps; solid treads; dress stringers; other _____

Interior wrought iron _____

Special items _____

17. CABINETS

Allowance including labor, material and installation for all **cabinets** including kitchen and bathroom cabinets, vanities, bookcases, hutches, bar cabinets, laundry, soak tub vanities, whirlpool front, fireplace mantel and surround, countertops, hardware, appliance panels, etc. shall be \$ _____

Countertop shall be plastic laminate; solid surface; natural stone; wood or equal quality.

Kitchen soffits _____

Additional soffits _____

18. FLOORING & TILE

All vinyl areas shall have _____ underlayment.

All tile floor areas shall have _____ underlayment.

Allowance including labor and material for underlayment is; is not included in flooring & tile allowance.

Allowance including labor and material for carpeting shall be \$_____ and shall be in the following area(s) _____

Allowance including labor and material for tile and/or other hard surface floors shall be \$_____ and shall be in the following area(s) _____

Allowance including labor and material for hardwood floors shall be \$_____ and shall be in the following area(s) _____

Allowance including labor and material for vinyl shall be \$_____ and shall be in the following area(s) _____
(NOTE: Due to naturally occurring shrinkage and expansion of the underlayment, underlayment and flooring seams may become visible and are not covered under the warranty.)

TILE (other than floor)

Backsplashes; countertops; fireplace surrounds; showers; tub decks; other _____

Allowance including labor and material for tile other than floor shall be \$_____

Total allowance for labor and material for all floor covering and tile as specified above shall be \$_____

19. HARDWARE

Allowance for material for doorknobs and locks shall be \$_____

Doorknobs; brand _____ style _____ finish _____

Front entry hardware; brand _____ style _____ finish _____

Hinge finish _____

Other _____

20. APPLIANCES

Microwave _____; Wall oven _____; Range _____; Cook top _____; Range hood _____; Trash compactor _____; Refrigerator _____; Under counter refrigerator _____; Dishwasher _____; Washer _____

Buyer Initials _____

Contractor Initials _____

_____; Dryer _____; Wine system _____; Ice maker _____; Central vacuum system _____;

Hidden ironing board _____

Allowance including material and installation for **appliances** shall be \$ _____

Allowance including labor and material for **appliance venting** shall be \$N/A

21. SPECIAL ITEMS

Finished area in basement _____

Window treatments _____

Special items not mentioned in specification or shown on plan: _____

Any spaces, which are not filled in, do not apply and are not included.

Contractor reserves the right to adjust this contract price, if necessary, due to price changes from our subcontractors and suppliers, if start of excavation is more than 30 days from the proposal date. Any increases would be confirmed with buyer before starting.

The buyers have read all the above specifications and are in agreement with them.

BUYER(S):

Signature
Name Typed: _____
Date: _____

Signature
Name Typed: _____
Date: _____

CONTRACTOR: Landmark Real Estate & Dev., Inc.

Signature
Name Typed: by KEITH E. GAROT, Coach Builders LLC
Date: _____