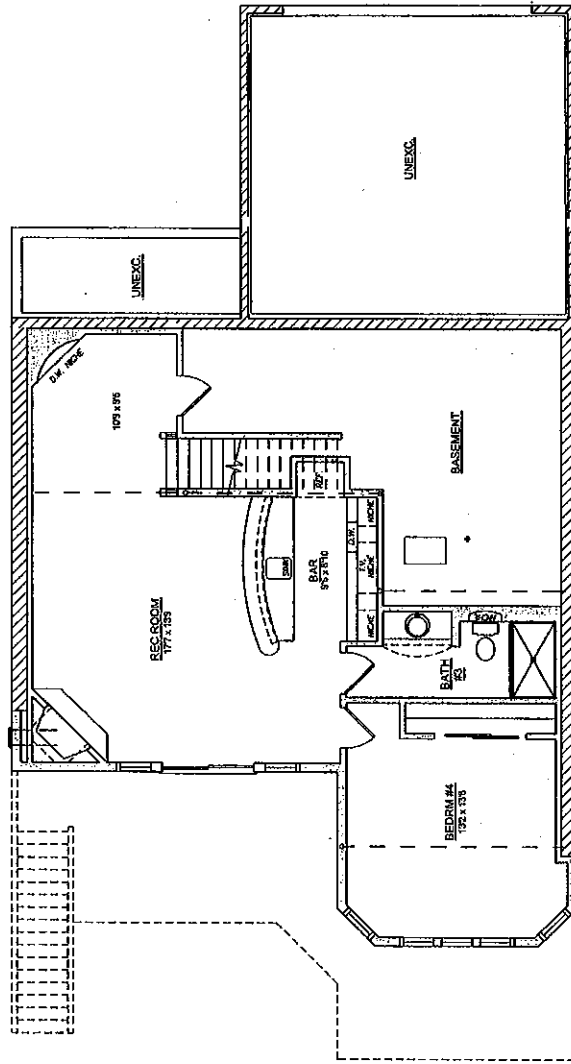


SECOND FLOOR PLAN  
 1/8" SCALE 1234 30' FT.



PETERSON DRIVE ON PEWAUKEE LAKE  
 TOWN OF SUMMIT



FINISHED BASEMENT PLAN  
 1/8" SCALE  
 284 SQ. FT.

PETERSON DRIVE ON PEWAUKEE LAKE  
 TOWN OF SUMMIT



## SPECIFICATIONS

December 23, 2008

*Model: Custom 2-story Lake Home with Finished Lower Level*

**Buyer to be Named**

**Located at:**

**26610 Peterson Dr.**

**City of Pewaukee**

**County of Waukesha**

<b>PERCULATION:</b>	NONE
<b>SURVEY:</b>	\$1,500.00 allowance
<b>PLANS &amp; ¼":</b>	<b>BY BUILDER</b>
<b>PERMITS/FEES:</b>	\$4,500.00 allowance
<b>WELL HOOKUP &amp; PUMP:</b>	\$5,000.00 allowance
<b>SEWER HOOKUP:</b>	\$3,000.00 allowance
<b>PORT-A-LAV:</b>	\$800.00 allowance
<b>CLEANUP:</b>	\$4,800.00 allowance
<b>EROSION CONTROL:</b>	\$750.00 allowance

**SIZE OF BUILDING:** Approximately 3,407 sq. ft.

**DEMOLITION:** Demolition of existing home and garage, including sealing sewer line, removing foundation off site, demolition permit and application for all disconnections. **Utility disconnection and reconnection fees are not included. (Excludes asbestos and other hazardous materials. After inspections, if any are discovered, additional costs will apply.)**

**EXCAVATION:** Excavation is to extend to solid ground for all foundations to depth shown on plan. If other than solid ground conditions are encountered, the owner shall have additional work done at his/her expense. All excess soil shall be hauled away from premises if necessary at owner's expense. **Excavation allowance of \$1,500.00. Trucking allowance \$2,500.00**

**ROUGH GRADING:** Buyer to receive **\$2,500.00 backfill/rough grading/occupancy grade time allowance. Gravel for drive, occupancy gravel (allowance \$3,500.00)**

### **MASONRY:**

**FOOTINGS:** 24" x 8"

**BASEMENT WALLS:** 12" BLOCK, 13 Courses high

- Vertical pilasters with #7 rebar every 6' o/c
- Tuff-N-Dri Waterproof foundation system (15 year warranty)

**TRENCH WALLS:** 12" Block. 5 Courses high

**DRAIN TILE:** Corrugated, inside and outside - Bleeders 8'0" o/c

**BASEMENT FLOOR:** Average 3" thick over 4" gravel bed and 6 mil poly vapor barrier

**GARAGE & STOOP FLOORS:** Average 4" thick over 4" gravel bed

**POST/PADS:** 30" x 30" x 12" with 3 ½" steel columns

**EXTERIOR VENEER:**

Exterior cultured stone to front porch and front porch piers with stone sills

**FIREPLACES:**

GREAT ROOM: Heatilator AC42 with Realwood gas logs, flush hearth, drywall mantel and tile surround

REC ROOM: Heat-n-Glo 6000 with Realwood gas logs, flush hearth, drywall mantel and tile surround

**IRON WORK:** STEEL BEAM: As per plan

LINTELS: As per plan

**CARPENTER WORK:** All necessary rough carpentry as per plan (including exterior deck)

**LUMBER:**

FLOOR JOISTS: 11 7/8" I-joist floor systems at 1<sup>st</sup> and 2<sup>nd</sup> floors (where applicable) per plan

ROOF RAFTERS: TRUSSES

INSIDE STUDS: 2" x 4" SPF #2 16" o/c

OUTSIDE STUDS: 2" x 6" - SPF #2 16" o/c

PLATES & HEADERS: 2" x 4" - 2" x 6" - 2" x 8" - as required

SUB-FLOOR: 3/4" T & G standard OSB

SHEATHING: 1/2" standard OSB with Tyvek house wrap

SIDING: Preprimed Hardie Fiber Cement siding

FASCIA: 1" x 8" cedar fascia

SOFFITS: 3/8" cedar ply soffits with strip venting

PORCH CEILING: 1" X 6" T&G cedar soffit

TRIM: 5/4" x 6" cedar window trim and corners

**LUMBER PRICE GUARANTEED**

**FLOORING & CERAMIC TILE:**

Subfloor: cement board below ceramic tile at 1<sup>st</sup> and 2<sup>nd</sup> floors

Hardwood: 2 1/4" Yellow Birch at kitchen, WIP, Foyer, dinette, GR, mudroom and PR (includes all adjoining closets)

Carpeting: Material/ pad/installation (allowance of \$18.00/sq. yd.) for bedrooms, loft, rec room, bar and staircases

Tile:

Ceramic for master bath tub and bath #1 shower (allowance) - \$4.00 per sq. ft. (material only)

Ceramic for bullnose on tub decks (allowance) - \$4.00 per lineal ft. (material only)

Ceramic for floors at master bath, bath #2, utility room and LL bath (allowance) - \$4.00 per sq. ft. (material only)

•All tile is figured as straight lay ceramic installation

•Tile Selection overage allowance \$2,500.00 (material and labor overage)

**WINDOWS:** Andersen Silverline Low E with drywall returns, woodsill, internal grids, and white hardware

**EXTERIOR DOORS:**

•3/0 steel door with double sidelites at foyer

•Front door upgrade allowance \$1,500.00

•No combination door at foyer

•2/8 Flush 20 min. fire door at garage

•12' Andersen Silverline Sliding Patio door at dinette

•6' Andersen Silverline sliding patio door at Rec room and MBR

**INTERIOR DOORS:**

- 6'8" Masonite hollowcore doors throughout

**TRIM/CASINGS/BASEBOARDS:**

- 3 ½" Primed case
- 4 ¾" Primed base
- 7" MDF crown at GR

**STAIRS:**

- #6010 wall rail (stained)
- #4004 newel posts
- C-2552/2553 iron balusters

**CLOSET SHELVING:**

- California Closets throughout (allowance \$3,000.00)

**CABINETS:**

- Aristokraft Kincaid cabinets at kitchen
- Aristokraft Nantucket cabinets at bath #1 and bath #2; Aristokraft Grayson cabinets at utility, LL bar and LL bath
- Custom millmade boot bench and lockers at utility room

**COUNTERTOPS:**

- Standard granite with undermount sink cutout, set-on splashes (where applicable), and standard edge treatment to kitchen
- Ceramic tile countertops to utility, PR, bath #1, bath #2, bath #3 and LL bar  
(**\$4.00 per sq. ft. material allowance; \$4.00 per lineal ft. bullnose allowance**)

**DRYWALL:**

**Drywall textures may vary, no texture can be matched exactly between jobs. Variances may exist in tray, vault, and coffered ceilings.**

- 1/2" taped and sprayed
- 5/8 Fire stop garage
- Orange peel texture throughout
- Greenboard at all baths (cement board shower surround at master bath)
- Radius cornerbead

**INSULATION:**

- R19 Fiberglass batts with polyfilm at exterior frame walls
- R38 Fiberglass batts with polyfilm at finished attic ceilings
- R50 Blown fiberglass with polyfilm at finished cold ceilings
- R11 Fiberglass batts at firred walls
- No insulation at garage

**PLUMBING:** Furnish all labor and piping per the State Plumbing Code:

**Master Bath:**

**Shower:** Ceramic tile

**Shower faucet:** Fairfax

**Handheld:** K304 Fairfax

**Whirlpool:** K11478 – oval whirlpool

**Whirlpool faucet:** Fairfax Roman

**Toilet:** K3427 Highline elongated

**Basins:** (2) K2196-4 Pennington oval

**Faucets:** (2) Fairfax single hole

**Color:** Biscuit/Brushed Nickel

**Bath #2:**

**Tub:** K1637 Terracina oval bath

**Faucet:** K15611-7

**Toilet:** K3423 Wellworth

**Basin:** K2196-4 Pennington

**Faucet:** Devonshire lever

**Color:** White/chrome

**Bath #3:**

**Tub:** K1637 Terracina oval bath

**Faucet:** K15611-7

**Toilet:** K3423 Wellworth

**Basin:** K2196-4 Pennington

**Faucet:** Devonshire lever

**Color:** White/chrome

**Kitchen:**

**Sink:** K5942 Brookfield undermount

**Faucet:** K12177 Fairfax

ISE Garbage disposal (1/3 HP)

Dishwasher hook-up

Waterline to refrigerator

**Color:** Biscuit/rubbed bronze

**LL Wet Bar:**

**Sink:** K6015 Gimlet

**Faucet:** K152754-CP Coralais

Dishwasher hook-up

**Color:** White/chrome

**1<sup>st</sup> Floor Laundry:**

**Sink:** Mustee 10C

**Faucet:** K15171

Tees and valves for clothes washer

**Color:** White/chrome

**PR:**

**Sink:** Leighton drop-in raised oval

**Faucet:** Fairfax

**Toilet:** K3485 Pinor Tall elongated bowl

**Color:** White/brushed nickel

**Basement:**

50-gallon natural gas power-vented hot water heater  
Floor drain (1) in basement  
Gas line to furnace and water heater  
Storm pump & pit (1) submersible  
No water softener or osmosis system  
No hot water recirculating line

**Other:**

(2) hose bibbs, frost free  
Gas line to rec. room and GR fireplace

**Shower door and mirror materials & installation: \$3,300.00 allowance**

**SHEET METAL/FORCED AIR HEATING/COOLING:**

Furnish and install 5" aluminum seamless gutters with 3" downspouts; baked enamel valley, tins, gutter apron and wall flashings. Owner shall furnish heat when required. Guaranteed to heat building to 70 degrees F. inside temperature at 25 degrees F. or below outside.

Furnish and Install:

- (1) 58 MXB100-16 Carrier high-efficiency furnaces with all needed ductwork
- (1) 24 ACA 342 A/C unit including installation & wiring  
(If A/C brackets are needed, add \$150.00)
- 3-zone heating (forced air) {(1) 2-zone system, (1) separate furnace}
- Furnace check & cleaning before move-in
- 1-year return trip by technician to check furnace & A/C
- (1) fresh air intake vent
- (1) dryer vent
- (3) Focus Pro 6000 Programmable thermostats
- (4) bath fans
- Venting of Buyer's microwave
- (1) Curved metal roof

**ELECTRIC:**

- All labor provided by licensed electricians
- 200 amp service
- Light wiring and installation per plan
- Switch/outlet wiring and installing per plan
- Recessed light fixtures and installation
- Switches/outlets (toggle style switches)
- BRK smoke detectors with battery backup
- Broan bath fans
- Wire sump pump
- Wire furnace and hot water heater
- Wire appliances per plan
- Wire A/C unit
- Wire well
- Light fixtures (allowance \$4,600.00)

**LOW VOLTAGE:**

- No sound, central vac, security system - allowance included
- (8) TV and (8) Telephone Jacks (structured wiring with CAT 5 and RJ 6 cables)

**FINISH HARDWARE: Allowance \$2,300.00**

**PAINTING:**

- All exterior painting (including caulking) by Builder  
(Light colors for exterior painting may be require additional coats at an additional charge)
- Interior wall/ceiling painting; (1) white color sprayed by drywaller
- Interior painted woodwork

**ROOFING: 25-year Non-dimensional Asphalt Shingles over 15# felt underlayment**

- 1/2" OSB roof sheathing
- Ice & water shield at all critical areas

**GARAGE:**

Garage door: Haas double steel insulated Carriage style door with straps  
Opener: Liftmaster opener with keypad

**APPLIANCES:**

**MISCELLANEOUS:**

**Rear deck:**

- Trex Accents decking
- Classic Deckorators metal spindles
- Cedar newels and rails
- No painting

**Lot:**

- Landscaping (allowance \$35,000.00)
- Pier (allowance \$5,000.00)
- Driveway/sidewalk/patio (allowance \$15,000.00)

**TREE PROTECTION:**

Protection of existing trees is by Buyer. It is recommended that Buyer contract an arborist to provide regular review and treatments of trees at Buyer's expense. Builder cannot warrant the health of any trees or landscaping.

All extras and allowance items will be charged, at a minimum, Builder's cost plus 15% for Builder's markup. The only exceptions are light fixtures, shower doors/mirrors, FP veneers, hardware, carpet & tile.

**GUARANTEES:**

The builder agrees to a warranty period of 12 months, except as otherwise specified by manufacturer's warranty on individual equipment. The manufacturer's warranty will apply on all materials and equipment incorporated in the building.

All work shall be executed in a thorough, complete and most workmanlike manner within the provisions herein specified. The OWNERS must understand that in instances all woods do shrink and swell, some woods do check; plaster, masonry and concrete do crack, condensation, etc., does occur, but the General Contractor shall use his knowledge and experience to minimize the occurrence of such unpredictable.

Each and every change after the signing of this contract may delay construction and adds two weeks for each change to construction time.

Changes must be signed by an addendum and returned to WESTRIDGE BUILDERS, INC. with a check before WESTRIDGE BUILDERS will proceed with the change.

WESTRIDGE BUILDERS, INC. guarantee to fulfill all the provisions called for in the plan and specifications, but no guarantee of PERFECTION is implied.

These specifications signed by both parties hereto for identification and to become part of contract of a contract of even date.

Total price per plans dated per above specifications

\$ 539,300.00

~~550,000.00~~

~~\$1,089,300.00~~

529,900.00

\$1,069,200.00

WESTRIDGE BUILDERS, INC.

Lot

By: \_\_\_\_\_

Buyer: \_\_\_\_\_

Dated: \_\_\_\_\_

Buyer: \_\_\_\_\_