



First Homes Properties
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Overton Construction, LLC

Builders License# BC 698817

The Gardens Lot #24 (3 Bed, 2 Bath, 2 Car)

HOMESTYLE: Single Level Slab on Grade
HOME SQ.FT: 1,312
GARAGE SQ.FT: 440
LEGAL: Sect-25 Twp-106 Range-014 The
Gardens 4th Subdivision Block 4 -
Lot 24

ADDRESS: 4204 Garden Court SE, Rochester MN 55904

EXCAVATION OF HOME

- Home will be staked on lot according to the approved site plan
- Hookups to city sewer, water, and natural gas.
- Excavating and rough grading
- Erosion control - silt fence and stabilized driveway
- Flat lot

FOUNDATION INSTALLATION

- 8" x 20" continuous concrete footings - inspected
- 8"x16" concrete block walls - inspected

PRE-BACKFILL PROCESS

- .2" (R-10) extruded polystyrene foam on outside of foundation

BACKFILL

- 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 6" x 8' exterior walls with 7/16" OSEI sheathing
- 2" x 4" x 8' interior partition walls
- 9' ceilings throughout home
- Engineered roof trusses, 24" on center, with 6" Energy heel (8/12 and 6/12 pitch)
- 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 against ice dams
- Whole house and garage wrapped in Housewrap for water protection
- Necessary kick-out flashing where needed
- Pan flashing to protect home from water intrusion
- Drip cap on all horizontal members including windows

WINDOWS, DOORS. ETC.

- PlyGem Pro series windows with Low E glass
- 3' 0" - Steel insulated front door with dead bolt lock
- 2' 8" - Steel garage entry door with dead bolt lock
- PlyGem Premium Series sliding door for patio door
- 16' x 7' Aluminum raised panel insulated overhead garage doors
- 1/3 hp garage door opener with remotes (For 16' door)

PLUMBING

KITCHEN

- Stainless steel kitchen sink
- Moen Pull-out chrome kitchen faucet
- Garbage disposal
- Dishwasher hook up
- Icemaker hookup

MAIN AND MASTER BATH

- Main Bathroom fiberglass tub/shower unit in white for Main Bath
- Master bathroom walk-in shower w/ fiberglass base and surround
- Moen chrome single lever faucet
- Moen chrome single lever shower valve/trim
- Kohler White round front toilets with seat

LAUNDRY

- Washer box - water and drain hookups provided (Installation of Washer and Dryer by owner or appliance supplier)

MECHANICAL

- 40-gallon natural gas fueled - power vent water heater
- Floor drain in utility room
- Outdoor wall hydrants (2)
- 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 concrete slab floor through roof
- Set up for future active mitigation system if needed
- 6 mill poly under floor to protect home against radon and moisture

HEATING. VENTILATION, AIR CONDITIONING

- Lennox natural gas forced air sealed combustion furnace (ML193uh045)
- All supplies and returns in main level
- All ductwork is sealed
- Fresh air intake in mechanical room
- Digital programmable heating and cooling thermostat
- Range vent rough-in including installation of micro hood or vent hood
- Dryer vent from exterior to laundry room (hookup to dryer is homeowners responsibility)
- Bath fans in finished baths
- Heat Recovery Ventilation system (Air Exchanger)
- Lennox 13.0 SEER central air unit with pad (13acx018)
- Complete rough and final inspections

ELECTRICAL

- All outlets & switches installed per Minnesota State Electrical Code
- Sealed "air tight" outlet boxes on exterior walls
- Ceiling fan/light in master bedroom
- Includes 1 light and 1 switch in bedrooms, dining room, bath, and utility room
- Includes 1 light and 2 switches in hallway and foyer
- Includes 2 pendant lights and 2 switches in kitchen (1 pendant above sink)
- Includes switched outlets and 1 switch living room
- Pull chain light and outlet in attic
- Exterior lights by front door, patio doors & on front of garage
- 1 outlet and 2 lights in garage including the porcelain fixtures
- Exterior outlets (front and back)
- 2 Phone and 3 TV rough-ins (homeowner is responsible to contact phone and TV provider to have service brought to house)
- GFI outlets in garage, kitchen, bath(s), and exterior
- 220 hookups for range and dryer (4 prong outlet)
- 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
- Door Bell with Chimes
- Furnace and thermostat wiring
- Garage door opener outlet(s) with low voltage wiring for opener
- 150 AMP service
- Central air wiring
- 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
- 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
- Home will pass blower door test with a maximum of 2.6 air exchanges per hour at a pressure of 50 Pascals (ACH50)

YOUR OUTSIDE "LOOK"

- Tamco laminate shingles (30-year warranty) in many colors
- Vinyl Siding in a variety of colors and styles
- Edco corrosion resistant aluminum soffit and steel fascia
- Green treated post wrapped with fiber cement
- All exterior doors painted with Sherwin Williams "Super Paint" in a satin finish
- 18' wide concrete driveway with drive over apron
- Concrete porch with step and sidewalk to driveway
- Concrete patio off back patio door.

YOUR INSIDE "LOOK"

- 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 with 2 coats of Sherwin-Williams Satin latex paint (no VOC)
- Your choice of 1 wall color throughout (\$200.00 per additional color) ·
- Princeton Poplar base and casing and skirt boards
- Poplar 3 panel doors, stain color chosen by Buyer (Painted finish = additional \$)
- All trim is stained finish, stain color chosen by Buyer (Painted trim costs more)
- Trim sealed- 2 coats Sherwin Williams pre-catalyzed lacquer for a smooth finish
- Dexter heavy-duty locksets - many different styles and colors to choose from
- Basic shelving system in each closet, pantries & linens have 4 rows of shelving
- Custom closet layouts by request
- 42" high mirrors the length of your vanities

CABINETRY

- Lumber yard grade manufactured cabinetry with concealed hinges, ½" overlay face frames and adjustable shelving
- Your choice of several stain colors
- Square recessed panel doors
- Kitchen island cabinets with countertop overhang for breakfast bar seating
- 2" decorative crown molding
- Knobs and/or pulls for kitchen & bath cabinetry(various colors & styles)
- HD Formica tops in kitchen with stainless steel sink
- Bathroom vanities with white cultured marble tops

GENERAL

- Garage walls and ceiling are sheet rocked
- 4" concrete floor
- 4" concrete garage floor with ½" reinforcement rods
- Finish grading of entire lot to approved grading plan
- Any disturbed soils will be seeded prior to closing - after closing watering is buyers 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

FLOORING

- Engineered wood or vinyl flooring options available in budget with color/finish choices available
- Underlayment between concrete slab and flooring material will be applied
- Bathroom and Laundry floors will be ceramic tile, choice of pre-selected options available
- Bedrooms will be carpeted. Color choices available.

We reserve the right to substitute name brand products listed in this contract with parts of equal or better quality due to supply.

WARRANTY & SERVICE

- Your builder will personally walk through your new home with you prior to closing, make notes on items that require attention and answer questions.

APPLIANCES

- Appliance budget includes Whirlpool Gold, Amana, or Kenmore 4 piece kitchen packages of: Refrigerator, Microwave, Oven/Range, Dishwasher
- Four-piece packages available in additional brands at additional cost. Example: Frigidaire Gallery for \$1,000 more.

ALLOWANCES

Flooring	\$8,200
Lighting	\$800

TOTAL PRICE (INCLUDES LOT OWNERSHIP)

\$189,900