



Cedarbrook Builders, LLC

1341 Pointe Ct Cumming, IA

PH: 515-868-1853

Email: cedarbrookbuilders@gmail.com

Web: www.cedarbrookbuilders.com

17654 Valley View SPECIFICATIONS

APPROX 2343FT2 WITH **APPROX 2082FT2 FINISHED BASEMENT**

Location: 17654 Valley View Dr CLIVE, IA

FOUNDATION: WALKOUT BASEMENT WALKOUT LOT (9 Foot Walls)

- 8 INCH POURED CONCRETE FOUNDATION WITH 8" X 16" CONTINUOUS CONCRETE FOOTINGS
- 4" 4000 LB TEST CONCRETE FLOORS
- 4" OF GRAVEL UNDER BASEMENT FLOOR WITH INTERIOR AND EXTERIOR PERIMETER TILE
- FILL SAND IN OVERDIG AND SUB GRADE UNDER GARAGE FLOOR SLAB
- 10 YEAR WATERPROOFING

EXTERIOR CONCRETE AND DRIVEWAY

- CONCRETE DRIVEWAY
- SERVICE WALK FROM FRONT STOOP TO CONCRETE SLAB
- POURED CONCRETE STOOP AND STEPS
- 17X14 POURED PATIO

FRAMING/EXTERIOR-Per Plan

- **10ft 2 X 4" ON MAIN**
- 9ft BASEMENT SIDEWALLS
- **OVERSIZED 4 CAR GARAGE**
- 14" FLOOR JOISTS
- 7/16 SOLID WALL SHEETING
- TYVEK® HOUSE WRAP
- EFIS ACCENTS ON FRONT
- 8" LP SIDING SIDES AND BACK
- STONE PER PLAN
- 5" SEAMLESS GUTTER

DECK (NO STEPS)

- 20x16
- TREX COMPOSITE DECKING WITH WESTBURY STOCK ALUMINUM RAILING

ROOFING

- 30 YEAR ARCHITECTURAL
- PERFORMANCE UNDERLAYMENT
- WEATHERWATCH ON BOTTOM OF ALL ROOFS AND UP EVERY VALLEY
- RIDGE VENTS

WINDOW/DOOR SCHEDULE PER PLAN

- GERKIN VINYL COMFORT SERIES BLACK EXTERIOR BLACK IN AND OUT
- **2-16x8** INSULATED GARAGE DOORS WITH WINDOWS 2 BELT DRIVE OPENERS INCLUDED
- 1-KEYPAD

INSULATION

- POLY VAPOR BARRIER IN HOUSE
- R-15 BLOWN IN BLANKET (BIBS) EXTERIOR WALLS (2" X 4")
- R-11 BASEMENT WALLS
- R-44 CEILING (ATTIC)
- R-19 RIM JOISTS
- R-11 GARAGE WALLS AND R- 19 ATTIC

MECHANICAL

- **RHEEM 96% GAS FURNACE WITH MATCHING 16 SEER AC UNIT**
- **2 ZONES**
- DIGITAL THERMOSTAT
- **2- 46" GAS FIREPLACES. STANDARD B46 MAIN AND LINEAR BL46 BASEMENT**



- 2- 50 GALLON RHEEM PRO ELECTRIC WATER HEATERS
- 1" PEX WATER LINE FROM METER PIT TO HOUSE
- 2 EXTERIOR HOSE BIBS ON EXTERIOR

- HOT AND COLD BIB IN GARAGE
- 1-SUMP BASKET WITH 1/3 HP SUMP PUMP
- PASSIVE RADON SYSTEM
- CITY WATER, SEWER AND STORM WATER SERVICE
- FULL BATH AND HALF BATH IN BASEMENT
- IRRIGATION

MASTER BATH

- TILE SHOWER WITH GLASS DOOR DELTA FIXTURES (COLOR TBD)
- FREE STANDING SOAKER TUB
- EXHAUST FAN
- DELTA FAUCETS (COLOR TBD)
- 9FT VANITY AREA, 2 UNDERMOUNT SINKS WITH QUARTZ COUNTERTOP WITH BACKSPLASH UP TO MIRROR
- HARDWARE COLOR TBD
- 1- MANSFIELD ADA TOILET
- 2 TOWEL HOOKS
- 1 TOILET PAPER HOLDER

MAIN LEVEL FULL BATH

- 1 EXHAUST FAN
- 5' AKKRE ACRYLIC Tub WITH TILE WALLS AND DELTA FIXTURE (**GLASS BYPASS DOOR INCLUDED**) (COLORS TBD)
- DELTA FAUCET(COLOR TBD)
- 60" DOUBLE BOWL WITH STOCK QUARTZ COUNTERTOP
- BACKSPLASH UP TO MIRROR ON VANITY
- 1 MANSFIELD TOILET
- 1 TOWEL HOOKS
- 1 TOILET PAPER HOLDER
- HARDWARE (COLOR TBD)

MAIN LEVEL HALF BATH

- ADA ELONGATED TOILET
- 33" VANITY WITH QUARTZ TOP AND UNDERMOUNT SINK
- DELTA FAUCET(COLOR TBD)
- 1 TOWEL HOOK
- 1 TP HOLDER
- HARDWARE (COLOR TBD)

LOWER LEVEL FULL BATH

- 1 EXHAUST FAN
- 5' AKKRE ACRYLIC Tub/SHOWER (**NO DOOR INCLUDED**)

- DELTA FAUCETS (COLOR TBD)
- 60" DOUBLE BOWL WITH QUARTZ COUNTERTOP
- BACKSPLASH UP TO MIRROR ON VANITY
- 1 MANSFIELD TOILET
- 2 TOWEL HOOKS
- 1 TOILET PAPER HOLDER
- HARDWARE (COLOR TBD)

LOWER LEVEL HALF BATH

- 30" FURNITURE PIECE VANITY WITH DELTA FAUCET(COLOR TBD)
- 1 ELONG MANSFIELD ADA TOILET
- 1 TOILET PAPER HOLDER
- 1 TOWEL HOOK
- HARDWARE (COLOR TBD)

KITCHEN

- QUARTZ COUNTERTOPS
- UNDERMOUNT SINK (COLOR TBD)
- GAS SLIDE IN RANGE
- RANGE HOOD OR INSERT
- 66" FRIDGE/FREEZER WITH WATER LINE
- BUILT-IN MICROWAVE IN PANTRY OR KITCHEN
- DISHWASHER
- DELTA FAUCET (COLOR TBD)
- HARDWARE (COLOR TBD)
- AIR SWITCH ON BADGER 5 DISPOSAL

BAR

- UNDERMOUNT STAINLESS STEEL SINK AND DELTA FAUCET(COLOR TBD)
- ROOM FOR FULL SIZE FRIDGE WITH WATER LINE
- FLOATING SHELVES
- HARDWARE (COLOR TBD)

LAUNDRY/MUDROOM

- WIRED FOR ELECTRIC DRYER
- FOLDING AREA
- WHITE UNDERMOUNT LAUNDRY SINK WITH DELTA FAUCET
- DRYER VENT
- CUSTOM LOCKERS DESIGN TBD
- HARDWARE (COLOR TBD)

ELECTRICAL

- **200 AMP ELECTRIC SERVICE**
- 4 WEATHERPROOF OUTLETS
- CABLE IN FAMILY ROOMS AND BEDROOMS
- 1 DOOR BELL CHIME
- LED UNDERCAB LIGHTING
- CEILING FANS IN FAMILY ROOM AND ALL BEDROOMS
- 80 LED DISK LIGHTING IN KITCHEN/HALLWAYS AND FAMILY ROOMS
- 3 PENDANTS OVER ISLAND
- 5 STEP LIGHTS
- DIMMERS ON FAMILY LIGHTS UP AND DOWN
- WIRED FOR OVERHEAD GARAGE DOOR OPENERS & PHOTO EYES
- 12 EXTERIOR LED DISKS OVER GARAGE, PORCH AND DECK
- DECRA WHITE SWITCHES AND STANDARD PLUGS
- LIGHTING ALLOWANCE
- PREWIRED FOR SECURITY AND AV

KITCHEN

- CABINETS FROM PARAMOUNT KITCHENS AND BATH
- MERILLAT WITH DURRA ISLAND CABINETS INCLUDED PER AVAILABLE LAYOUTS
- FRIDGIAIRE PRO APPLIANCES
- QUARTZ COUNTERTOPS FROM IOWA COUNTERTOPS STOCK SELECTIONS

FLOORING

- SELECTION SHEET TBD
- ENGINEERED HDW KITCHEN, DINING, ENTRY, AND PRIMARY BEDROOM
- TILE IN BATHS, LAUNDRY, AND BAR.
- CARPET ON STEPS, LL FAMILY AND ALL BEDROOMS
- BACKSPLASH IN BAR TILE OR WALLPAPER

DRYWALL

- EXECUTIVE FINISH ON CEILINGS THROUGHOUT HOUSE
- ORANGE PEEL SIDEWALLS-SQUARE CORNERS
- GARAGE-LIGHT ORANGE PEEL ON SIDEWALLS & CEILING

INTERIOR TRIM DETAILS SIMILAR TO PICTURES BELOW

- BOTH LEVELS
- PAINTED SOLID CORE 3 PANEL DOORS IN BEDROOMS AND BATHROOMS,
- PAINTED TRIM
- CUSTOM PANTRY WITH BUTCHER BLOCK TOP
- SCHLAGE DOOR KNOBS HARDWARE (COLOR TBD)
- FULLY TRIMED OUT WINDOWS STYLE TBD
- OPEN RAIL ON STAIRWELL STYLE TBD

- CUSTOM MAINLEVEL AND LOWER LEVEL FIREPLACE BUILT-INS LL FIREPLACE TBD
- KITCHEN ISLAND AND HOOD DESIGN
- MUDROOM LOCKER TBD
- FEATURE WALL ON MASTER BED TBD

SHELVING- WIRE (BED AND CLOSETS)

- ALLOWANCE APPLIES DESIGNS WILL BE PROVIDED
- SOLID SHELVING IN PANTY AND MASTER CLOSET

PAINTING

- **INTERIOR** – LOW SHEEN SCRUBABLE PAINT 1 COLOR WALLS WITH WHITE CEILINGS
- **WOODWORK**
 - PAINTED WHITE
 - DOORS WHITE
- **EPOXY PAINT**
 - GARAGE FLOOR COLOR TBD
- **EXTERIOR (LP SIDING) COLORS TBD**
 - 1 BODY COLOR
 - 1 TRIM COLOR
 - 1 DOOR COLOR

LANDSCAPE

- ALLOWANCE INCLUDES FINAL GRADE
- IRRIGATION
- FULL SOD AND TREE REQUIREMENTS
- ROCK AND PLANTER AREAS ON FRONT OF HOME