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2525 BELMONT SPEC SPECIFICATIONS

APPROX 2542FT2 WITH **APPROX 2242FT2 FINISHED BASEMENT**

Location: 4919 160th St URBANDALE, 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
- **12ft TRAY IN LIVINGROOM**
- **OVERSIZED 4 CAR GARAGE**
- 14" FLOOR TRUSSES
- 7/16 SOLID WALL SHEETING
- TYVEK® HOUSE WRAP
- VERTICAL SIDING ON FRONT
- 8" LP SIDING SIDES AND BACK
- STONE PER PLAN
- 5" SEAMLESS GUTTER

Deck

- 17x14
- DEKORATOR BRAND COMPOSITE DECKING WITH WESTBURY STOCK ALUMINUM RAILING
- STEPS **NOT** INCLUDED

ROOFING

- 30 YEAR ARCHITECTURAL
- BLACK PAINTED STANDING SEAM ROOF ON DORMER AND TWO SHED ROOFS
- RIDGE VENTS

WINDOW/DOOR SCHEDULE PER PLAN

- ANDERSON BLACK EXTERIOR BLACK IN AND OUT SLIDING AND FIXED
- **2-16x8** INSULATED BLACK 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- 42" GAS FIREPLACES NO BRICK INSERT**



- 1 75 GALLON ELECTRIC WATER HEATER
- 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 CHAMPAGNE BRONZE DELTA FIXTURES
- FREE STANDING SOAKER TUB



- EXHAUST FAN
- CHAMPAGNE BRONZE DELTA FAUCETS
- 2-42" UNDERMOUNT BOWL VANITIES WITH QUARTZ COUNTERTOP WITH BACKSPLASH UP TO MIRROR
- STAINLESS HARDWARE
- 1- MANSFIELD ADA TOILET
- 1 TOWEL HOOKS
- 1 TOILET PAPER HOLDER

- MAIN LEVEL FULL BATH

- 1 EXHAUST FAN
- 5' AKKRE ACRYLIC Tub WITH TILE WALLS AND BLACK DELTA **(GLASS DOOR INCLUDED)**



- DELTA FAUCET



- 60" DOUBLE BOWL WITH STOCK QUARTZ COUNTERTOP
- BACKSPLASH UP TO MIRROR ON VANITY
- 1 MANSFIELD TOILET
- 1 TOWEL HOOKS
- 1 TOILET PAPER HOLDER

○ MAIN LEVEL HALF BATH

- ADA ELONGATED TOILET
- PEDESTAL SINK
- BLACK DELTA FAUCET
- 1 TOWEL HOOK
- 1 TP HOLDER

○ LOWER LEVEL FULL BATH

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



- BLACK DELTA FAUCETS



- 96" DOUBLE BOWL WITH QUARTZ COUNTERTOP
- BACKSPLASH UP TO MIRROR ON VANITY
- 1 MANSFIELD TOILET
- 1 TOWEL HOOKS
- 1 TOILET PAPER HOLDER

○ LOWER LEVEL HALF BATH

- 24" VANITY WITH BLACK DELTA FAUCET



- 1 ELONG MANSFIELD ADA TOILET
- 1 TOILET PAPER HOLDER

○ KITCHEN

- QUARTZ COUNTERTOPS
- BLACK STAINLESS FARMHOUSE SINK
- GAS COOK TOP
- DOUBLE OVEN SET UP
- RANGE HOOD
- 66" FRIDGE/FREEZER WITH WATER LINE
- DISHWASHER
- PULL OUT CHAMP BRONZE DELTA FAUCET
- AIR SWITCH ON BADGER 5 DISPOSAL

- BAR
 - SINK WITH BLACK DELTA FAUCET
 - ROOM FOR FULL SIZE FRIDGE WITH WATER LINE
 - BLACK HARDWARE
- LAUNDRY/MUDROOM
 - WIRED FOR ELECTRIC DRYER
 - LAUNDRY SINK WITH BLACK DELTA FAUCET



- DRYER VENT
- CUSTOM LOCKERS DESIGN TBD

ELECTRICAL

- **200 AMP ELECTRIC SERVICE**
- 4 WEATHERPROOF OUTLETS
- CABLE IN FAMILY ROOMS AND BEDROOMS
- 1 DOOR BELL CHIME
- 1 75 GAL ELECTRIC WATER HEATER
- LED UNDERCAB LIGHTING
- CEILING FANS IN FAMILY ROOM AND UPSTAIRS BEDROOMS
- **100** LED DISK LIGHTING IN KITCHEN/HALLWAYS AND FAMILY ROOMS
- PENDANTS OVER ISLAND
- STEP LIGHTS
- DIMMERS ON FAMILY LIGHTS UP AND DOWN
- WIRED FOR OVERHEAD GARAGE DOOR OPENERS & PHOTO EYES
- EXTERIOR CANS OVER GARAGE, PORCH AND DECK
- DECRA WHITE SWITCHES AND STANDARD PLUGS
- \$2500 LIGHTING ALLOWANCE
- PREWIRED FOR SECURITY AND AV

KITCHEN

- CABINETS FROM PARAMOUNT KITCHENS AND BATH
- MERRILLAT CABINETS INCLUDED
- APPLIANCES ALLOWANCE
- QUARTZ COUNTERTOPS FROM IOWA COUNTERTOPS STOCK SELECTIONS

FLOORING

- ALLOWANCE WILL APPLY

- ENGINEERED HDW KITCHEN, DINING AND ENTRY
- TILE IN BATHS, LAUNDRY, MUDROOM, AND BAR.
- CARPET ON STEPS, UPPER AND LL FAMILY AND ALL BEDROOMS
- BACKSPLASH IN KITCHEN

DRYWALL

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

INTERIOR TRIM

- BOTH LEVELS
- PAINTED SOLID CORE 1 PANEL DOORS IN BEDROOMS AND BATHROOMS, HOLLOW CORE IN CLOSETS



- PAINTED TRIM
- STAINED WOOD MANTLE AND PAINTED CABINETS
- SCHLAGE BLACK DOOR KNOBS
- FULLY TRIMED OUT WINDOWS
- OPEN RAIL STYLE TBD
- SHIPLAP ACCENTS
- SHIPLAP BAR
- MUDROOM LOCKER FLOATING BENCH WITH VERTICAL SHIPLAP
- 8FT BARN DOOR TO OFFICE, MASTER BATH

SHELVING- WIRE (BED AND CLOSETS)

- ALLOWANCE APPLIES DESIGNS TBD
- 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

- **EXTERIOR (LP SIDING)**

- 1 BODY COLOR (WHITE)
- 1 TRIM COLOR (WHITE)
- 1 DOOR COLOR (BLACK)

LANDSCAPE

- ALLOWANCE INCLUDES FINAL GRADE
- FULL SOD AND TREE

ITEMS WITH ALLOWANCES

- CABINETS
- COUNTERTOPS
- APPLIANCES
- FLOORING
- SHELVING
- MIRRORS AND GLASS
- LIGHTING
- LANDSCAPING
- EXTERIOR/FIREPLACE STONE
- SOAKER TUB AND PLUMBING FIXTURES