



Premier Builders Inc. is a one-stop-shop builder from start to finish. A family owned and operated business, Kevin will provide hands-on assistance throughout all stages of the build process. Our staff features two in-house interior designers, Barb and Jodi, one of whom will be selected to work on your home as soon as contracts are signed. Jeanette is a licensed real estate agent ready to assist with lot selection, permitting, and closing, as well as will coordinate with your realtor, if applicable.

Our company building and quality standards are outlined below. Each of the steps specified will be bid by our teaming partners to lock in a contract price. Bids may be modified before and after loan approval and/or contract signing, as well as during the build process as change orders, to be sure your budget and home expectations align.

## **DRAFTING & SURVEYING**

- Subcontracted professional design services by American Design Concepts with builder assistance
- Floor plan, braced wall plan, house placement on lot, and 3D exterior drawing included in drafting services
- Builder to coordinate surveying services with local surveyor, as required

## **DESIGN & PERMITTING**

- In-house designer assigned upon contract signing, unlimited hours and expertise provided as needed with on-site consultations
- Permitting completed by builder in-house, unless otherwise noted

## **FOUNDATION & CONCRETE FLATWORK**

- Full 8' 9" high poured concrete walls
- Reinforcement in foundation footings and walls
- 2 x 6" treated sill plate anchors home to foundation
- Sill seal between foundation and home to prevent drafts
- Form A Drain included (if concrete pump rental is needed, owner is responsible for cost)
- Drain tile and crock, including sump pump, installed on inside/outside of concrete walls, as needed
- 30-year limited waterproofing with energy board
- 3" thick basement floor, 5 bag mix
- 4" thick garage floor, 6 bag mix
- 6" thick stoop, 6 bag mix (sidewalk, patio, and service entry walk allowance, per plan)

## **ROOF SYSTEMS**

- Trusses, 24" on center, valley metal included in valleys
- 1/2" wafer board roof boards with clips
- 35-year fiberglass shingles over felt paper
- Two roll quantity, Ice & Water shield

## **FRAMING AND BUILDING MATERIALS**

- 9' first-floor ceilings, unless noted otherwise
- Total exterior wall (R-23)
- Pre-engineered I-joist 16" on center, 3/4" tongue and groove OSB, LP 350 sub-floor; glued and nailed
- Floor trusses available upon request
- LSL on kitchen cabinet walls

### **Wall System**

- Interior and garage walls: 2 x 4" studs, 16" on center
- Exterior walls: 2 x 6" studs, 16" on center
- 2 x 10" headers above doors and windows

## **INSULATION**

### **Basement Walls**

- 2 x 4" stud, 16" on center, 3.5" batted insulated barriers

### **Wood Walls**

- 7/16" OSB wrap
- Tyvek Infiltration Barrier tape on exterior
- Exterior walls in the home will be insulated with Blown-In-Blanket insulation to a thickness of 5.5", resulting in an R-value of 23
- Vapor barrier of 4mm on all insulated surfaces
- Garage walls with R-value of 11 with insulate ceiling with R-value of 20
- Closed-cell spray foam insulation in lower level box sills

### **Attics**

- Attics in the home insulated with blown-glass type of insulation, resulting in the standard R-value of 50 per the manufacturer

## **SIDING & EXTERIOR**

- Siding .042" vinyl with option for LP SmartSide/James Hardie board
- All aluminum soffits with 5" seamless gutters and 3 x 4" downspouts (unless noted on plan)

## MASONRY

- Fireplace allowance (includes fireplace, materials, brick/stone, and labor)
- Mantel allowance for fireplace in great room
- Exterior stone allowance

## HVAC

- Forced air furnace and duct work
- Gas Lennox furnace
- Lennox humidifier, 95% efficient
- Lennox central air, calculated 13 SEER
- Space-guard air filter
- Gas piping as required and water heater
- Fireplace gas piping
- Zone system for all finished floors
- Air to Air, if necessary or upon request

## DRYWALL

- Orange peel texture/paint walls and ceilings (one color)
  - Option to custom paint walls (upon request)
- 1/2" drywall on walls
- 5/8" drywall, 24" on center ceiling supports
- Durock cement board applied to all bathroom walls under drywall
- 5/8" garage drywall, fire-taped to code

## MILLWORK, DOORS, & HARDWARE

- White solid core doors (one to five panels)
  - Option for black hardware
  - Option for stained doors and trim
- 3.25" MDF casing with 5.25" poplar base, multiple options
- Maple railing and spindles for main set of stairs (per plan)
- Schlage door with nickel or black hardware
- Schlage exterior locks keyed alike with dead bolt on front door
- Decorative trim stringers at carpeted stairs
- White laminate shelving allowance for closet systems

## PAINTING

- Pre-finished two-coat factory painted exterior trim with 25 year manufacturer finish warranty over all corners, door, and window wraps
- Choice of exterior colors
- One-coat interior paint with latex flat paint

## CABINETS & COUNTER TOPS

- Amish-made kitchen and bathroom cabinets, stained or painted, on-site measuring included
- Quartz counter tops and bathroom vanities (budget allowance, AMC Top Program, Groups A and B)

## WINDOWS

- Pella, Andersen, Windgate, Gerkin, or Sierra Pacific casement windows, multiple colors and brands priced out
- White vinyl jambs
  - Option for wood jambs
- Patio doors included in window bid (per plan)

## FLOORING AND TILE

- Engineered wood or LVP option in foyer, kitchen, and dinette/breakfast area (per plan), multiple color choices included
  - Owner to select allowances during bidding process
- Tile bathroom floors, laundry, primary shower, and backsplash (unless noted in plan)
- Carpet and pad for all bedrooms and stairs (unless noted in plan)

## APPLIANCES

- Full appliance package allowance, including all appliances noted on plan
  - Owner to select appliances during bidding process

## ENERGY-EFFICIENCY

- Home exceeds Wisconsin Focus on Energy minimum requirements – certification completed via field test by a third-party, certified professional, upon request
- Tyvek HomeWrap taped and sealed, including all gable ends
- Energy Star-rated casements, Low-E, argon filled glass
- 95% high efficiency furnace and digital setback thermostat with humidifier control option
- Therma-Tru insulated panel (R-15) fiberglass exterior door
- Direct vent exhaust fan in kitchen for improved indoor air quality
- Quiet, efficient 110 CFM bath fans in all full bathrooms
- Sealed sump pit with pump in basement
- 1" (R-5) foam insulation on outside of the full foundation wall
- Passive radon system for healthier indoor air



## GREEN BUILT HOMES – TESTED & CERTIFIED

- Erosion control storm water management
- Recycle construction debris – glass, metal, cardboard, plastic, wood, aluminum
- Masonry, stone, windows, trim, and cabinets are regionally produced
- Recycled fly-ash in concrete and recycled carpet pad
- Pre-engineered wood I-joist

