



Ellison Model N214R

You're expecting guests and just spent all day cleaning the house. The kids are outside in the yard – but don't worry, they won't undo all your hard work. Using the garage entrance into the laundry room, they can remove dirty shoes and clothes so they don't track dirt through the house.



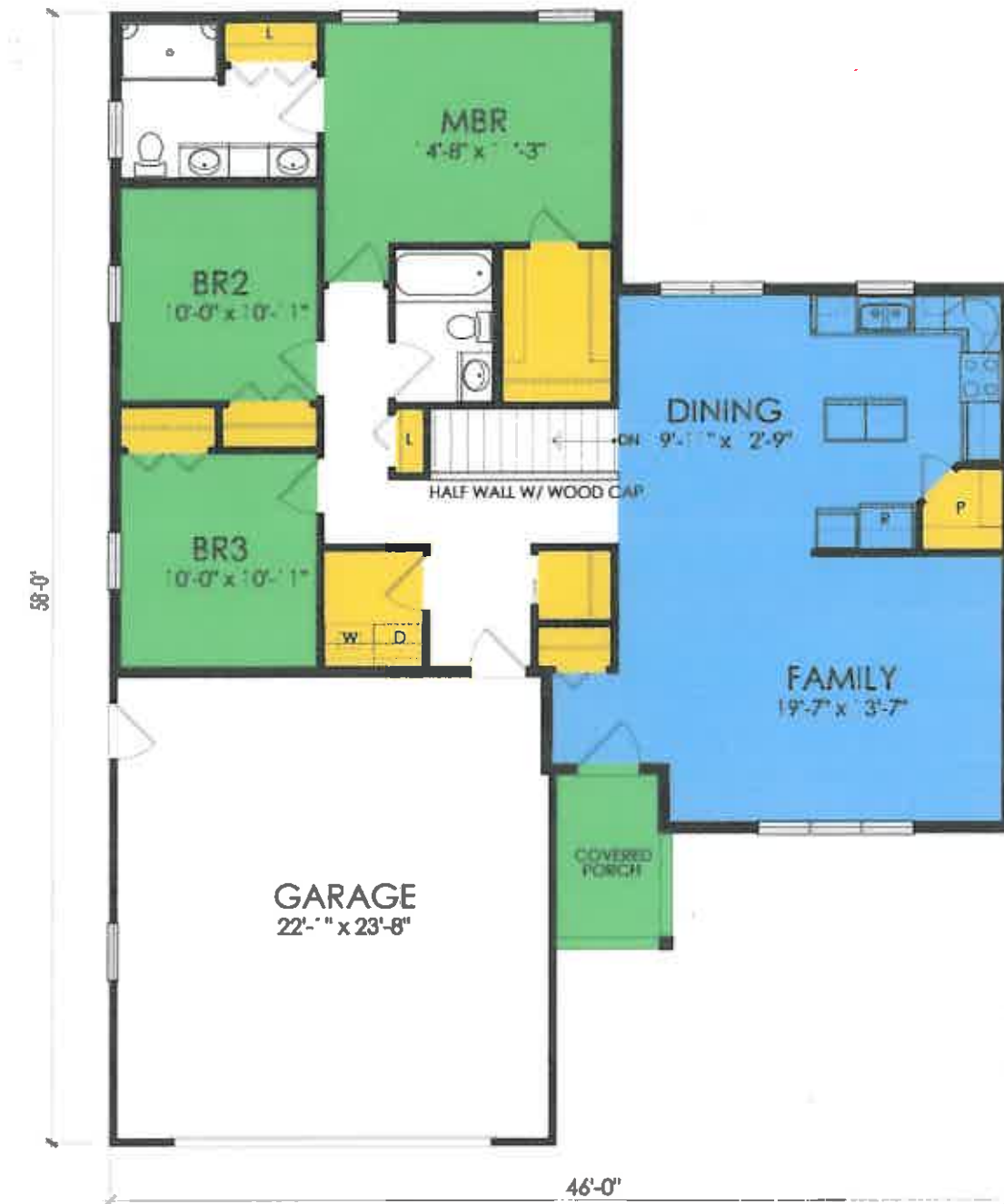
Craftsman Elevation

New Construction
3 Bedrooms

1,458 SQ FT
2 Bathrooms

\$191,500
Full Basement

Garage



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Redefining the Building Experience

Main: 1,458 Sq. Ft.

Total: 1,458 Sq. Ft.

- socialize
- relax
- organize
- flex

Ellison Model N2' 4R



Building Homes... on time, with a Firm Price, your way!

Date : 1-1-14

Proposal for : Voyager Village

Jobsite Location : Voyager Village

We proudly present the following building estimate to you for the **Ellison** plan. Please contact your sales representative, **Jeff Burch**, with any questions or concerns at **(715) 635-4554** or **(715) 296-2038**. We thank you for your interest in Wausau Homes!



*Wausau Homes is hereafter referred to as 'CONTRACTOR', 'BUILDER', and/or 'SELLER'.

*Purchasing party is hereafter referred to as 'BUYER', 'OWNER', and/or 'HOMEOWNER'.

PERMITS / DESIGN

- PERMITS - Standard residential building permit is included.
- DRAWINGS - Complete set of scaled drawings included.

LOT

N7479 Liesch Rd. | Trego, WI 54888 | Phone: 715.635.4554 | Fax: 715.635.9609 | www.wausauhomes.com



- LOT / LAND - Home to be built at Voyager Village

UTILITIES

- INSTALLATION - All interior Gas and Electric installation to be paid for by BUILDER. All exterior utilities to be paid for by OWNER.
- USAGE - Any Gas or Electric usage during construction to be paid for by OWNER, if utilities are present and installed. Any snow removal to be paid for by OWNER.

SITWORK

- EXCAVATION - Allowance included of \$5000.00 for all items related to stripping, digging, fill, backfilling, grading, driveway base, pea gravel, etc... (Site evaluation required)
 - Tree removal if required to be included in excavation allowance.
- DRAINTILE - Installed inside or outside of foundation to sump-pit or daylight.

FOUNDATION

- FOUNDATION - 8'-0" tall x 8" thick poured concrete foundation and footings per plan.
 - Bearing walls and/or basement beams and footings at lower level included.
 - Treated sill plate and sill sealer at house included.

FLATWORK

- BASEMENT SLAB - 3" thick concrete with poly, smooth finish.
- GARAGE SLAB - 4" thick concrete with poly, smooth finish.
- COVERED PORCH - Minimum 4" thick tapered concrete porch slab, broom finish.
- PATIO - Optional, not included

CONSTRUCTION

- FLOOR SYSTEM - 9-1/2" I-joist floor system with 3/4" OSB floor sheathing, glued and nailed.
- EXTERIOR HOUSE WALLS - 2x6 wall construction 16" o.c. with 7/16" OSB wall sheathing and Tyvar housewrap.
- EXTERIOR GARAGE WALLS - 2x4 wall construction 16" o.c. with 7/16" OSB wall sheathing and Tyvar housewrap.
- INTERIOR WALLS - 2x4 and 2x6 wall construction 16" o.c. as depicted on plans.
- CEILING HEIGHT / TREATMENTS - 8'-0" wall height at first floor.
 - All rooms to have flat ceiling unless otherwise noted or depicted on plans.
- ROOF SYSTEM - Engineered truss roof system 24" o.c. with energy heels, 2x8 subfascia, and 1/2 OSB roof sheathing.
- STAIRS - Timberstrand stringers, particle board treads, OSB risers, all glued and nailed.

WINDOWS

- WINDOWS - JeldWen vinyl window units, insulated LowE glass, and full screens.
 - Double hung units with grilles between glass at front elevation only.

DOORS

- EXTERIOR DOORS - Taylor smooth steel exterior doors, Clad frame, prefinished same color inside and out.
 - Front - 3/0 S60 (6-panel) City Light.
 - House / Garage - 3/0 S60 (6-panel) City Light, 20 minute fire rated.
 - Garage Service - 3/0 S60 (6-panel) City Light.
- LOCKSETS / HARDWARE - Schlage accent antique pewter, deadbolts included at all doors.



- **GARAGE DOORS** – Allowance included of \$1200.00 for overhead garage doors, openers, keyless entry pad, and (2) transmitters.
 - (1) 16' x 8' at main garage.
 - Extruded clad frames at overhead door jambs

EXTERIOR FINISH

- **SIDING** - Carvedwood double 4" vinyl siding and accessories.
- **SOFFIT / FASCIA** - Rollex aluminum soffit and fascia at eaves and gable ends; aluminum soffit at front porch ceiling.
- **ROOFING** - Landmark AR (30 year) shingles, roofers select felt, ice & water guard at eaves and valleys, including all flashing and ridge vents.
- **GUTTERS** - Optional, not included.

HEATING / COOLING

- **FURNACE** - 92% efficient natural gas forced air furnace, fresh air intake, and single zone ductwork. Gas line to furnace.
- **AIR CONDITIONING** - Puron central air conditioning system optional.(not included. Add \$2,300)
- **BATH FANS** - Quiet low profile fan at all bathrooms.

PLUMBING

- **PLUMBING OVERVIEW** - Complete install of plumbing and fixtures per plans and specifications below, including all plumbing design fees, state fees, and county permits.
 - Any deviations from base plumbing specifications will require a signed change order by BUILDER and OWNER.
 - Includes rough-in of plumbing in lower level for future bath and (1) floor drain at lower level.
 - Includes (2) frost proof outside water faucets.
- **WATER HEATER** - Bradford White 50 gallon electric water heater.
- **KITCHEN** - Includes dishwasher hookup and refrigerator water supply.
 - Dayton 33-21 Stainless Steel Sink
 - Moen Integra Chrome Faucet
- **BATHS**
 - All toilets to be Mansfield 130-170 with seat.
 - All sinks to be Mansfield 252 drop in style, with Moen L4621 chrome faucet.
 - Aker fiberglass 5' tub/shower unit with Moen L2353 chrome faucet at main bath.
 - Aker fiberglass 4' shower unit with Moen L2352 chrome faucet at master bath.
- **LAUNDRY** - Includes laundry box with single handle control valve and drain.
- **SEPTIC** - \$4,800 allowance included.
- **WELL** - \$7,500 allowance included.

ELECTRICAL

- **ELECTRICAL OVERVIEW** - Complete install of electrical wiring and light fixtures, including 200 amp service.
 - On-site electrical walk through to be performed with Electrician, BUILDER, and OWNER for final electrical layout prior to installation.
 - Basement and garage lights as required for proper lighting.
 - Electric range and electric dryer.
 - Allowance included of \$800.00 for light fixtures and ceiling fans. Final price based on OWNERS selections.
 - Any deviations from base electrical estimate or fixture allowance will require a signed change order by BUILDER and OWNER.

INSULATION

- **CEILING** - R-38 blown fiberglass ceiling insulation with 4 mil poly at house.
- **EXTERIOR HOUSE WALLS** - R-19 batt fiberglass exterior wall insulation with 4 mil poly at house.
- **FLOOR SYSTEM BOX SILLS** –spray foam at floor system end joists of house for maximum insulation and sealing value.
- **GARAGE WALLS** - No insulation included.
- **LOWER LEVEL FURRING WALLS** –Thermax foil foam sheet insulation.

WALL FINISHES



- HOUSE
 - Drywall finish on all wall and ceiling surfaces of house.
 - Corner bead (square) and drywall finish type (orange peel or knock-down) per OWNERS preference.
 - All surfaces sprayed with white hi-build primer finish.
 - No additional wall painting included, but can be added as an upcharge.
 - No drywall finish at lower level other than the stairwell walls that are visible from 1st floor.
- GARAGE
 - House to garage wall to have 5/8" drywall with (1) coat tape and mud to seal seams for Fire Code.
 - Remainder of garage to be unfinished open stud framing.

INTERIOR FINISH

- INTERIOR DOORS - Prefinished 6-panel oak interior doors.
- INTERIOR TRIM - Prefinished colonial oak base and casing.
- STAIRWORK - handrail/brackets to lower level.
- CLOSET SHELVING - White vinyl wrapped shelving with pole at all closets. Linen/pantry closets to have (5) shelves.
- HARDWARE - Schlage Accent antique pewter locksets, hinges, and hardware.
- ACCESSORIES- Toilet paper holders, towel bars, mirrors, hooks and etc...are the homeowners responsibility. We will provide installation for an additional charge and advance notice shall be given to insure proper support is installed.
- CABINETETS / COUNTERTOPS - Merillat Spring Valley oak square cabinets and triple cove laminate countertops per layouts.
 - Final price based on OWNERS selections and layouts.

FIREPLACE

- FIREPLACE - Optional, not included.

FLOOR FINISHES

- FLOORING - Allowance included of \$6500.00 for all floor finishes at 1st floor and stairwell to lower level. Final price based on OWNERS selections.

APPLIANCES

- DISHWASHER - Optional, not included.
- SPACESAVER MICROWAVE - Optional, not included.
- REFRIGERATOR - Optional, not included.
- RANGE/STOVE - Optional, not included.
- WASHER/DRYER - Optional, not included.
- CENRAL VAC - Optional, not included.
- All appliances to be installed by appliance company.

GENERAL ITEMS

- DUMPSTER - provided by Builder for general construction materials only.
- EXCLUSIONS - (items not included in proposal, other than items already noted above)
 - Final exterior or interior cleaning, other than general construction waste and debris
 - Final window cleaning
 - Landscaping, window wells, plantings, rock, mulch, pavers, etc...

Wausau Homes agrees to perform the construction of your home as outlined in this proposal, plus or minus final allowance and change order selections, for the amount of:



\$ 191,500.00

Price Protection

Price is good for 30 days from quote date on Page 1

Wausau Homes participates in the Wisconsin Focus on Energy - Energy Star Homes program for all qualifying homes.