Cobblestone Builders
Real Quality • Real Value • Real People

American Built Products Featured
State of Wisconsin Focus on Energy Certification – www.focusonenergy.com
47-57 HERS average rating (Home Energy Rating System) – www.resnet.us
UDC Compliant (Uniform Dwelling Code)

ULTIMATE HOME STANDARDS

CUSTOM DESIGN
- 3-phases of concept design
- 3-phases of construction design
- Structural engineering
- Electrical design
- Color rendering
- Virtual walk-thru

INDOOR AIR QUALITY
- Active radon abatement system included which also reduces moisture under the basement floor
- Sealed sump crock
- Panasonic Whisper Green® fan with continuous ventilation satisfying ASHRAE 62.2 in bath #2
- Panasonic Whisper Green® fan with condensation sensor managing relative humidity in master bathroom
- Energy efficiency certification performed by a state approved 3rd party
- Range hood or space saver microwave vented to the exterior

FOUNDATION
- 4000 PSI (pounds per square inch) concrete mix with Forta-Ferro fiber additive
- 9'-0 poured concrete foundation with steel re-enforcing and control joints
- Engineered footings per plan
- Steel anchor bolts in top of foundation securing exterior walls down
- 9'-0 high basement walls with R-10 exterior foundation insulation
- Steel structural basement I-beam and steel columns for maximum support
- Pro-Form® drain tile system
- Marvin® egress window with Rockwell® Elite Series window well per plan
- Basement slide by window and area well with overflow protection
- 3" concrete basement floor with 8" of stone base, zip strip control joints with a power troweled finish
- Sealed sump crock lid with removable viewing port

FRAMING
- LVL (Laminated Veneer Lumber) 11-7/8" or 14" I-joists for deflection free floors
- Top rated Advantech® floor sheathing screwed and glued down eliminating squeaks
- Quality kiln dried Premium dimensional lumber
- 2 x 6, 16" on center exterior walls
- 2 x 4, 16" on center for garage walls
- 9'-0 interior walls or greater per plan
- OX IS® (insulated Structural exterior sheathing, R-3) providing a superior thermal break around the entire house promoting maximum energy efficiency = Saving Money Daily
- OX IS® in addition provides a weather and air resistive barrier protecting your home
- Engineered roof trusses with 15/32 roof sheathing with H-clips

WINDOWS
- Marvin® Elevate energy rated windows (casement or double hung) includes Low E glass filled with Argon Gas
- Low maintenance exterior fiberglass frames with 6 color selections
- Choice of internal grid patterns and colors
- Choice of white painted or stained interior frames

EXTERIOR DOORS
- Simpson® Douglas Fir wood or Therma Tru insulated fiberglass front entry door
- Sidelights and transoms per plan
- 20-minute rated fire door between garage and house (wood or fiberglass)
- Therma Tru® steel garage service door per plan

ROOFING
- Atlas® Pinnacle Scotch Guarded® Transferable Lifetime warranted dimensional shingles
- Atlas® Summit Inorganic Synthetic felt underlayment that can withstand 6 months of direct weather exposure
- Ice and weather shield in valleys and eves
- California style valleys
- Slant back style roof vents or continuous ridge vent per plan

EXTERIOR STONE VENEER
- Real thin stone veneer per plan
- Proline® or Dutch Quality® cultured stone per plan
- Choice of mortar color
- MTI® Rainscreen system with a Jumbo Tex® 10-year water resistive barrier behind stone veneer
- Weeps and weep screeds installed to promote dry walls behind stone veneer
- Limestone sills

SIDING AND TRIM
- James Hardie® pre-finished ColorPlus® fiber cement board
- LP SmartSide Expert Finish® colors
- Choice of lap siding, board and batten and shake per plan
- James Hardie®, LP SmartSide® or MiraTec® trim per plan

GUTTERS AND DOWNSPOUTS
- 5" K-style seamless aluminum gutters
- 4" Aluminum downspouts with 5-foot extensions
- Choice of colors

GARAGE
- 3-car garage per plan
- CHI Carriage® style insulated overhead doors with decorative hardware
- Overhead door window inserts per plan
- Lift Master® ½ HP with WIFI and quiet DC (direct current) motor
- Wireless wall station
- Exterior keyless pad

INSULATION

- 3" closed cell spray foam insulation in basement box sills (R-21)
- 1" closed cell spray foam insulation in exterior walls (R-7)
- All window and door gaps are sealed with low expansion foam
- All ceiling penetrations into the attic are sealed with foam
- Owens Corning® blown in loose fill fiberglass insulation system in addition to the spray foam in the exterior walls (R-19.26)
- Total wall insulation of R-26.76 plus OX IS® exterior wall sheathing (R-3) = R-29.76
- Blown in ceiling insulation (R-50)

FIREPLACE

- Kingsman Marquis Bentley® ZCV39 clean face gas direct vent fireplace with a 25,000 btu burner, tempered glass, variable speed heat activated fan kit, wall switch, 7-piece log set, child safety screen
- Slate or cultured stone facing to mantel
- Poplar or Maple double prairie box mantel shelf stained/painted to owners' selection
- Magra® Natural Series concrete mantle per plan

HVAC

- Armstrong® 95% Energy Efficient furnace with stainless steel heat exchanger
- Armstrong®13.4 SEER2 air conditioner
- Honeywell® 4" wide MERV® 11 media air filter for better indoor air quality
- Ecobee WIFI thermostat
- High/low cold air registers promote energy efficiency
- All ductwork is metal taped at joints and seams for proper air flow
- 6" insulated bath fan venting
- All ductwork sealed with Aeroseal®

PLUMBING

- Copper and PEX piping for water lines
- Kohler® single lever kitchen faucet with pull down spout
- Badger® garbage disposal
- Water line to refrigerator
- Master bath features dual vanities and Moen® single lever faucets
- Master bath has spa inspired level access walk in shower with tile
- Elongated and comfort height toilet in all bathrooms
- Oasis® brand shower/tub modules
- 50-gallon power vented hot water heater
- 2 frost proof hose bibs with shut offs

ELECTRICAL

- All LED lighting
- USB charging ports for cell phones or notebooks per plan
- 240-volt outlet in garage for electric car charging per plan
- CATV jacks in great room and bedrooms
- 2-GFI protected exterior weatherproof outlets
- Choice of electric or gas to range and dryer
- All rooms wired for ceiling fan and light kits
- Owner's lighting allowance: $1.75 x square footage of the home
- Owner's personal walk-thru with electrician

DRYWALL

- Choice of texture: Orange peel or smooth wall finish
- Round drywall corners thru-out
- All ceilings and walls primed and painted

DRYWALL cont.

- Moisture resistant drywall in bathrooms
- Garage ceiling and walls common to house drywalled, textured and painted

CABINETS

- Custom cabinetry by Valley Cabinets
- Painted or stained
- Soft close doors and drawers
- Full extension dovetailed end drawer boxes
- Offering Alder, Hickory, Maple or Oak
- Includes handles and pull knobs
- Crown molding on top of cabinets
- Roll out shelves in kitchen
- 42" high upper cabinets in kitchen
- Veneer backs on cabinets
- Trash/recycling bins
- Corner wood lazy susan
- Tall vanities in bathrooms

COUNTERTOPS

- Granite or Quartz in kitchen & bathrooms
- High definition laminate tops in laundry

MILLWORK

- Custom Maple millwork if stained. Poplar wood if painted
- On site custom stained or White painted millwork
- Select Maple 3-panel solid core interior doors. MDF if painted
- Choice of hinge finish color
- ¾" x 3 ½" step casing, 11/16" x 4 ½" baseboards
- All hard surface areas have Craftsman style base shoe molding
- All doors and windows have wood casing
- Maple balustrade system with iron balusters per plan
- White Melagard® shelving and closet poles per plan
- White metal closet pole sockets

MIRRORS & SHOWER DOORS

- ¼" thick clear polished edge mirrors with clips
- Custom heavy glass clear shower door with wall mounted hinges in master bath

HARDWARE

- Owner's hardware allowance: $.70 x square footage of the home
- Decorative handle set and dead bolt on front entrance door
- Interior door hardware, bathroom hardware part of allowance package

FLOORING

- Engineered wood in great room, dining area, mud room, entry foyer and hallways
- Ceramic tile in master bath floor, master shower, bath #2 floor
- Ceramic tile bottle niche and bench in master shower
- 46 oz carpet with 7/16" 8# pad in bedrooms, closets and stairs

APPLIANCES

- Built-in stainless-steel dishwasher
- Badger garbage disposal

CLEANING

- Jobsite cleaning with debris removed and recycled
- Sweeping and vacuuming of home throughout construction phase
- Complete professional cleaning including windows and ductwork before occupancy