



SIDE BY SIDE CONDOMINIUMS

HOME INCLUSIONS AND STANDARDS BREAKDOWN PER PLAN.

Every step of the way White Oak Builders, Inc. provides expert professional guidance.

With a White Oak custom home, you can:

- Tailor your home to fit your life
- Select colors, materials, and textures that reflect your style
- Choose a floor plan for your family or entertaining needs
- Experience our worry-free building process
- Hands-on, Organized and Budget conscious Home Builder

Your Custom Home will include selections made during the planning process and face to face meetings. In the following bid price you will find these selections noted. All selections can be changed before signing of the Final Agreement, any changes made after signing the Agreement will be subject to change orders and signed off on prior to ordering and installation. The prices that follow are current market quoted items and are subject to change with the understanding that until the Agreement is signed prices can not be locked in. We strive to do our best in locking in the best prices for our clients and will inform you of any increases or decreases that may occur.

Timelines vary based on weather, scale of project and material/product availability. Average timelines for custom built homes and condos is between 7-10 months if all selection are determined with no changes or change orders. All finishes shall be decided upon before build and any changes made to select finishes and materials after the agreed upon contract shall be subject to change order requests at the the owner's expense unless substituting for like finishes. All orders are signed off on by the owner prior to scheduling. Builder reserves the rights to make product substitutions or changes of equal or better quality without notice or obligation based on availability of the products, sub contractors and materials.

PRESENTED BY: DAN WEGNER & MAGGIE WEGNER, WHITE OAK BUILDERS, INC. SEPT. 2024

BUILDING SITEWORK

- All permits through county and township
- Municipality Bonds and fees
- stake out, survey, footing check and re-certifications
- Porta-toilet unit
- Erosion control fencing and drive (large stone compacted)
- Top coat drive with traffic bond
- Strip topsoil
- Rough Grading and foundation prep
- Trucking excess fill materials
- Stone fill for garage and backfill
- Stone fill for basement, garage and stoop at time of flat work
- Sanitary sewer and water laterals
- Dumpster On-Site for Clean up
- Rough Cleaning and sweeping during job progress
- Final professional cleaning including dusting, vacuuming, floor washing, window washing at final walk through

FOUNDATION & FLATWORK

- Steel reinforced 8' poured concrete, forms
- Steel reinforced 4' poured concrete garage foundation
- 4" basement concrete floor with control joints
- 4" garage concrete floor with control joints
- 6mm poly vapor barrier under concrete basement floor
- LVL structural beams
- 1" foam insulation at exterior of basement walls with spray foamed insulated sill boxes
- Flatwork, concrete stoop and sill at front door
- Concrete pump to assist in placing concrete for better accuracy and versatility

ROOFING

- CertainTeed Landmark Pro 30yr dimensional shingle
- valley flashing and roof flashing
- continuous ridge roof vent (per plan)

SIDING & TRIM

- CertainTeed 0.44 Vinyl Siding and Shake (optional)
- Aluminum soffit and fascia, white
- LP wrapped windows, front of home only (optional)
- All exterior wood trim to be caulked and painted
- Classic Seamless gutter system and downspouts, white

GARAGE

- 2-Car garage, (per plan)
- CHI Garage doors (solid color) with integrated top lite sized per plan. Raised Panel, long or short
- 2-Garage door openers with keyless entry

FRAMING & STRUCTURAL

- 8' ceiling height at first floor (per plan)
- Anchor strapped 2x6 treated mud sill plate with sill sealer
- Engineered I-Joist floor system 16" on center for extra rigidity
- 3/4" tongue and groove subfloor, glued and screwed for better adhesion
- Quality kiln dried SPF dimensional lumber
- 2x6, exterior frame walls with OSB sheathing
- 2x6, exterior garage frame walls with OSB sheathing
- 2x4, interior walls with LSL walls along cabinet banks and vanity installed walls
- Tyvek exterior home wrap and DuPont weatherization system on all exterior walls and garage (10 year product warranty)
- Total wall composite R-Value R21
- Custom Engineered roof system with hurricane anchor brackets
- 15/32" OSB roof sheathing with "H" clips

ALL LABOR IS Included with local reputable and insured contractors
Includes all roofing, decking, lumber, exterior trim, siding, soffit and fascia, gutters, garage doors, garage operating systems, screened porch and deck materials from the listed items

WINDOWS & EXTERIOR DOORS

- Pella 250 Series Low-maintenance, Single Hung windows with insulated Low-E glass, Argon gas filled and air space (White)
- 3 lite fiberglass mission style front entry door (primed/white) other options available upon request
- 1 set-Full glass sliding patio doors from Pella or Single full glass door at rear entry, plan specific
- 1- white 20 min. Firedoor at garage entrance

PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- 50 Gallon power vented hot water heater
- All copper water lines
- PVC waste pipes, vents and soil stacks
- PLUMBING FIXTURES to be Determined, Delta Brushed Nickel standard (upgrades available)
- Elongated ADA Comfort Height Toilets all baths
- Aker tub/shower unit at Main Bath
- First floor laundry hook ups and shut offs
- 2-frost proof hose bibs with shut offs
- water line to refrigerator
- water shut offs at each plumbing fixture

TILEWORK & PAINTING

- Daltile Select 3x6 Subway tile Backsplash in Kitchen
- Shower in Master bathroom to be budget determined for final application (upgrade area from standard insert)
- All trim painted and caulked (per plan and selection TBD)
- All walls to be primed Dover White (Sherwin Williams)

ELECTRICAL

- 200 AMP/40 circuit service panel
- Standard switches and outlets
- Recessed lights at Kitchen, hallways, bath, master shower, front porch, closets, dining and great room (per plan)
- FIXTURES to be an allowance item TBD
- Switched keyless lights at basement
- Overhead garage door outlets and keyless lights at garage
- GFI protected exterior weather proof outlets
- GFI kitchen outlets
- Ward wired smoke and carbon monoxide detectors with battery back-up per code
- Standard doorbell with chimes at front entry
- CAT5 jacks at great room and Master Bedroom
- 220 volt outlet or gas to range and dryer

HVAC

- Bryant 915SB42060E17 60,000 BTU 96% AFUE Furnace with ECM Motor
- Honeywell T4 smart Thermostat
- 4" Filter Cabinet and All Duct Work, Piping, Supply Register and Return Grilles, etc.
- Start Up and Walk Through of Systems includes warranty
- Bryant 113ANA030 13 Seer 2.5 Ton R-410A Refrigerant Condenser with Vibration Pad (AC unit)
- Bryant CNPVP3617ALA 3 Ton Evaporator Coil in Furnace Plenum
- Venting Of:
 - 1-2 Bath Fans
 - 1 Range Hood vent
 - 1 Dryer Vent
 - 1 Fresh Air Vent
- Gas Piping to Furnace, Water Heater

INSULATION

- R-21 high density BATT insulation with 4mm poly vapor barrier at all exterior house walls
- Closed cell, spray foam insulation at box sills and windows
- R-50 loose blown attic insulation
- 2" R-10 foundation insulation
- Fully weather stripped entry doors

DRYWALL

- Skip Trowel wall texturing
- Basement stairwell walls
- Primed finish on all walls, DOVER WHITE Sherwin Williams
- Square drywall corners at all outside corners

CABINETS & COUNTERTOPS

- SCHROCK Select door styles with partial overlay maple or oak cabinets painted and/or stained (allowance, PER PLAN)
- Wilsonart or HiDef Laminate at Kitchen, optional upgrade area to granite or quartz depending on final selection and budget.
- Stainless or quartzite double bowl sink in kitchen. (allowance)
- Bath vanity tops to be Onyx Collection standard with integral bowl and splash (colors TBD)

FLOOR COVERINGS

- Mohawk RevWood Plus Laminate Plank, select colors.
- Mannington or Alterra LVT tile or Mohawk Laminate plank at bathrooms
- Shaw Momentum II Collection carpet at all bedrooms and basement stair (color TBD)
- Upgrades in this area available upon request

HARDWARE

- SCHLAGE or KWIKSET knob door hardware, Brushed nickel (optional upgrade to lever handles)
- Cabinet hardware to be Brushed nickel bar pulls at drawers standard with corresponding knob at doors.

CLOSET SYSTEMS

- Master Closet with Melamine Shelving system, shelf and pole
- Pantry System with Melamine Shelving system, 4 shelf
- Standard Melamine shelf unit with hanging pole at 2 bedrooms and linen/broom closets.

INTERIOR MILLWORK & DOORS

- BADGER Interior millwork trims:
 - Flatstock style painted trim with minimum 4-5" base mouldings. Flat stock casement legs at all doors caulked and Painted White for seamless look.
- ALL windows Cased with extended sill custom interior millwork, style to be determined
- Interior doors to be 1-6 panel painted or stained, TBD.



SIDE BY SIDE CONDOS

HOME INCLUSIONS AND STANDARDS BREAKDOWN

ALLOWANCES WITHIN BUDGET (optional upgrade areas)

Cabinets
Countertops
Flooring
Garage Doors
Tile

UNKNOWN, NEED SELECTION CHOICES:

Custom Shower Design and Tile Selection
Final overall Selections as to Cabinet Style/Drawings, colors, materials, etc.

(ALL unknowns are based on Mid-grade finishes and materials in the final budget and are subject to change)

EXCLUDED ITEMS

Items that were not mentioned in the above list of inclusions and standards would be considered added upgrades or extras to work into your budget if necessary.

*Landscaping or Hardscaping
Water Softener
Iron Curtain or any like mitigation system
Mail Boxes
Mirrors, Towel bars, toilet paper holders, blinds/window coverings
Appliances
Painted walls in color or select color throughout
Deck or Porch off back walk out
Storm/Screek Doors
concrete driveway*

ADDITIONAL INFO

All White Oak Builders' Custom homes are exactly that, customizable to meet your budget. Spending in the areas you know you want to have the best quality in. We do not compromise on quality or craftsmanship and strive to direct you in the right ways to make sure you are getting all your wants and needs met within your budget.

A representative of White Oak Builders works with you one on one throughout the entire process, from start to finish. Between Dan or Maggie any questions and communication will be relayed in a timely manner. Our online portal offers you a hands on experience when you can't be on the jobsite with us. You will have the means to make selections, changes or ask questions and see progress throughout your build. Upon signing on with us, you will receive a login to get started via an email link.

DID WE MISS ANYTHING?

We are always happy to answer questions and help you along the way to making this next large step and investment in your life. Please feel to contact us at the addresses or numbers below.

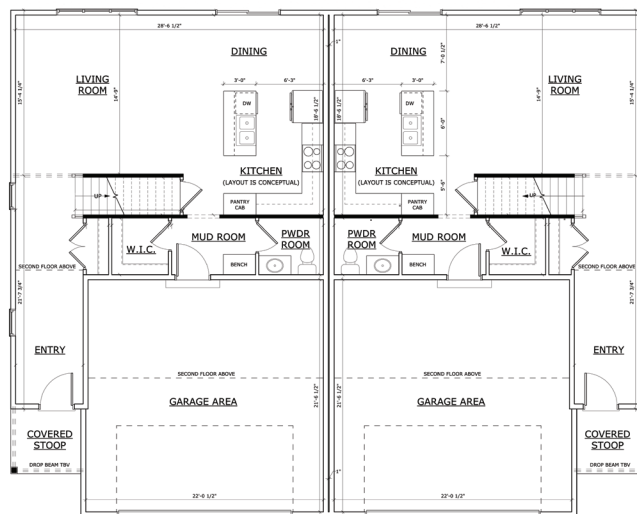
PRESENTED BY: DAN WEGNER & MAGGIE WEGNER, WHITE OAK BUILDERS, INC. SEPT 2024

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PROJECT SPECIFICS: MALLARD CIRCLE, BEAVER DAM WI



FRONT ELEVATION
1/4" = 1'-0"



DUPLEX UNIT A

FIRST FLOOR AREA = 786 SF
SECOND FLOOR AREA = 903 SF
TOTAL AREA 1689 SF
GARAGE FLOOR AREA = 497 SF

DUPLEX UNIT B

FIRST FLOOR AREA = 786 SF
SECOND FLOOR AREA = 903 SF
TOTAL AREA 1689 SF
GARAGE FLOOR AREA = 497 SF

