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COMING SOON!

Twin Home Packages available
starting March 2025.

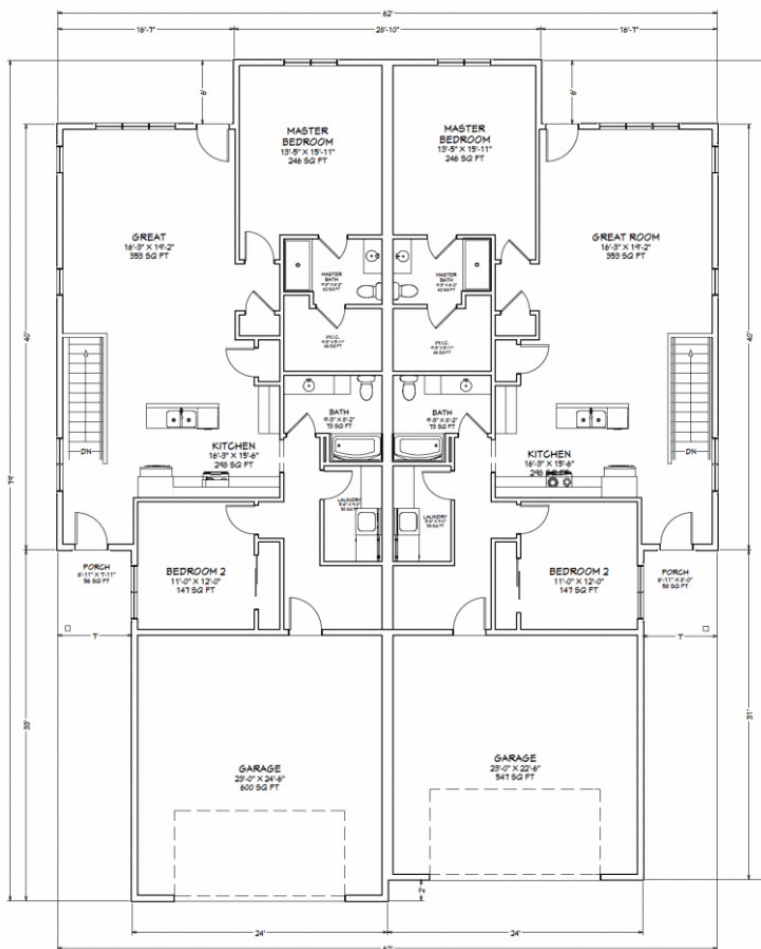


(Left Unit)
First Floor Area: 1518 SF
Unfinished Basement area: 1505 SF
(Optional) FINISHED basement area: 1081 SF
TOTAL LIVING AREA: 2599 SF

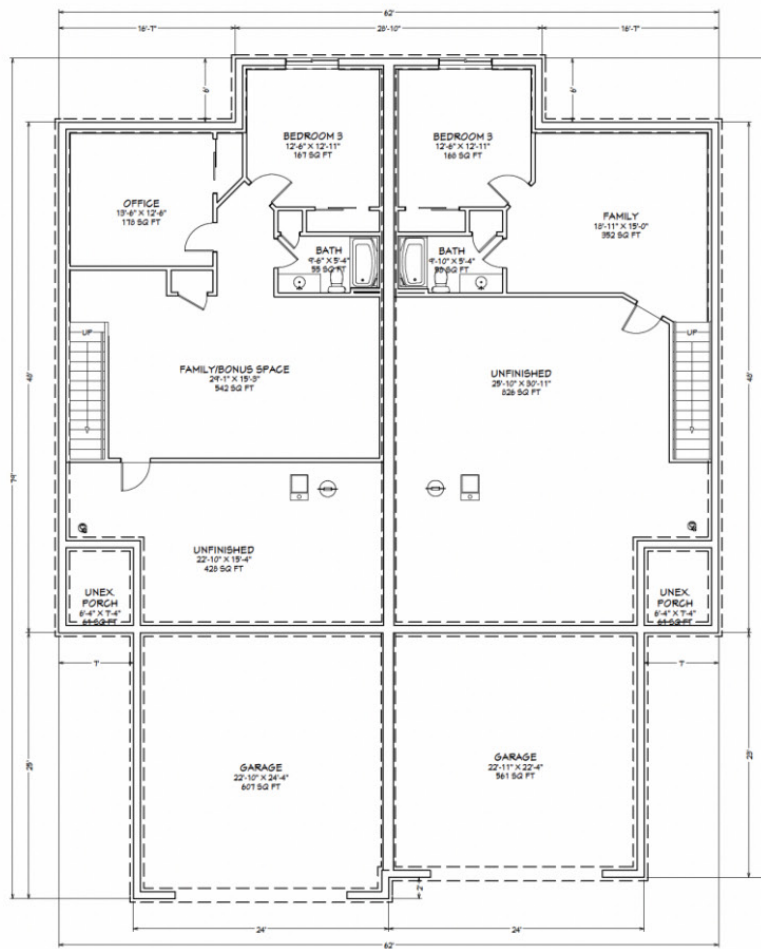
Garage Area: 600 SF
Front Porch: 56 SF

(Right Unit)
First Floor Area: 1518 SF
Unfinished Basement area: 1505 SF
(Optional) FINISHED basement area: 600 SF
TOTAL LIVING AREA: 2118 SF

Garage Area: 547 SF
Front Porch: 56 SF



MAIN FLOOR



OPTIONAL BASEMENT FINISH



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(Left Unit)

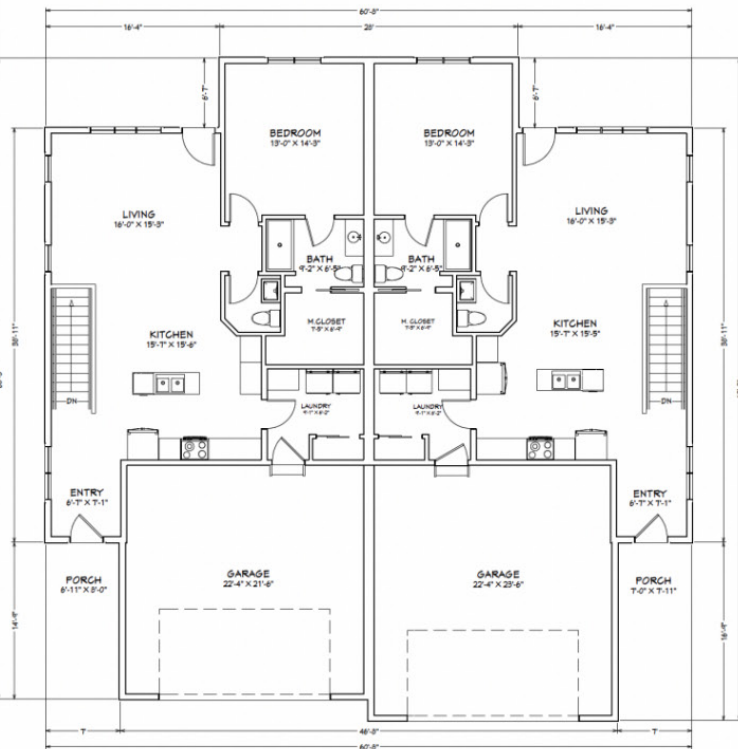
First Floor Area: 1093 SF
Unfinished Basement area: 1093 SF
(Optional) FINISHED basement area: 614 SF
TOTAL LIVING AREA: 1707 SF

Garage Area: 507 SF
Front Porch: 58 SF

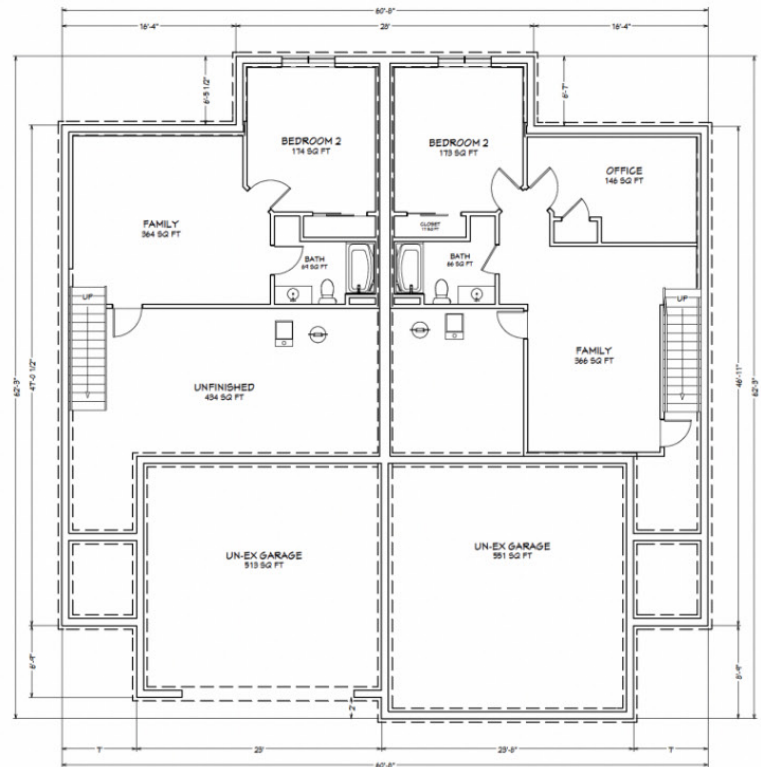
(Right Unit)

First Floor Area: 1093 SF
Unfinished Basement area: 1093 SF
(Optional) FINISHED basement area: 760 SF
TOTAL LIVING AREA: 1853 SF

Garage Area: 507 SF
Front Porch: 58 SF



MAIN FLOOR



FINISHED LOWER LEVEL



ROCK RIVER RIDGE

TWIN HOMES





TWIN HOME

INCLUSIONS AND STANDARDS BREAKDOWN

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
- Paved Driveway for each unit.

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
- 2" 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 dimensional shingle
- valley flashing and roof flashing
- continuous ridge roof vent (per plan)

SIDING & TRIM

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

GARAGE

- 1 or 2 Car garage, (per plan)
- 1 CHI Garage doors (White)
- 2-Garage door openers with keyless entry
- Unfinished, drywalled and fire taped at house walls and ceiling.

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

- Alliance 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)
- 1-Full glass patio door, (primed white)
- 1- white 20 min. Fire door at garage entrance (primed white)

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 Delta Brushed Nickel standard Lahara Collection
- 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 Color Wheel Collection 3x6 Subway tile
- Backsplash in Kitchen, with matching grout options
- All walls to be primed Dover White Color at main areas



TWIN HOME

INCLUSIONS AND STANDARDS BREAKDOWN

ELECTRICAL

- 200 AMP/40 circuit service panel
- Standard switches and outlets, white
- Recessed lights at Kitchen, hallways, bath, master shower, front porch, closets, dining and great room (per plan)
- FIXTURES to be an allowance item -TBD- or by homeowner
- 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
- 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:
 - 2-3 Bath Fans
 - 1 Range Hood vent
 - 1 Dryer Vent
 - 1 Fresh Air Vent
- Gas Piping to Furnace

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 house only, garage excluded
- 2" R-10 foundation insulation
- Fully weather stripped entry doors

DRYWALL

- Skip Trowel wall texturing at Ceilings and stairwell walls
- Light Orange peel texture at all main living areas
- 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 Painted maple or oak cabinets stained, COLT color (allowance, PER PLAN)
- Wilsonart HD Laminate at kitchen.
- Stainless double bowl sink in kitchen.
- Bath vanity tops to be Onyx Collection standard (granite colors available)

FLOOR COVERINGS

- RealWood Flooring, WELS Laminate collection in main open concept areas, laundry and entry at main floor
- Mannington or Alterra LVT tile or Timbercore/Mohawk Laminate Tile/Plank at bathrooms
- Shaw Momentum II Collection carpet at all bedrooms and basement stair

HARDWARE

- SCHLAGE or KWIKSET knob door hardware, Brushed nickel
- Cabinet hardware to be Brushed nickel bar pulls standard with corresponding knob pulls.

CLOSET SYSTEMS

- Master Closet with Melamine Shelving systems
- Standard Melamine shelf unit with hanging pole at 2 bedrooms and linen/broom closets.

INTERIOR MILLWORK & DOORS

- Interior doors to be solid core, painted or stained door options
- Interior Trim to be flatstock painted casing and base.
- Options for stained or painted option for base price. include poplar trim styles.



TWIN HOME

INCLUSIONS AND STANDARDS BREAKDOWN

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.

Hardscaping/Landscaping Exterior

Water Softener

Iron Curtain or any like mitigation system

Mail Boxes

Mirrors, Towel bars, toilet paper holders, blinds/window coverings

Appliances

Shower Doors

storage solutions for unfinished garage or unfinished basement

All unknown areas are based on Standard Builder grade supplies available at time of ordering.

PRESENTED BY: DAN WEGNER & MAGGIE WEGNER, WHITE OAK BUILDERS, INC APRIL 12, 2024

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