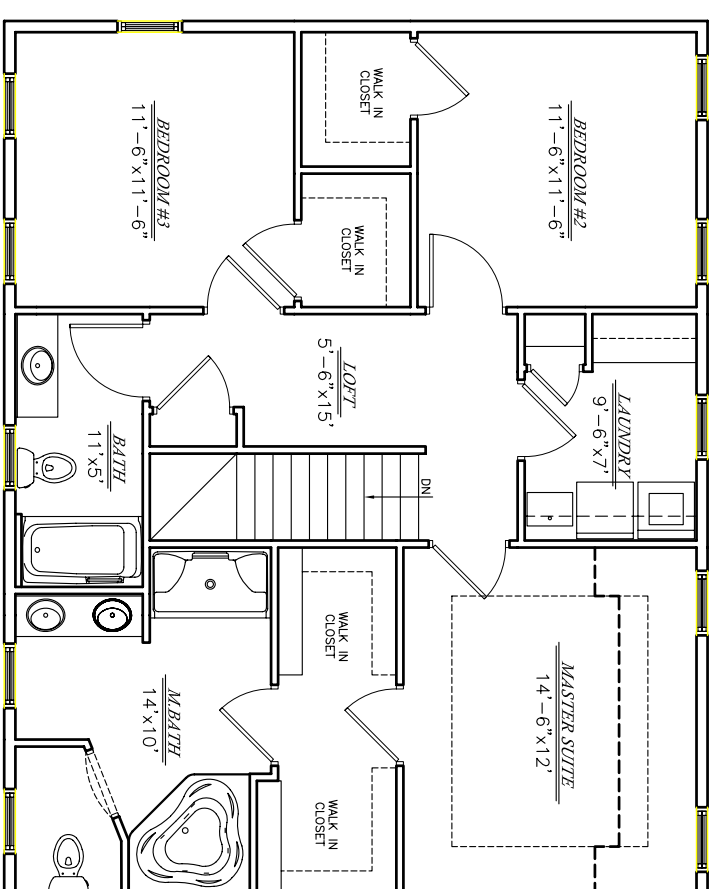
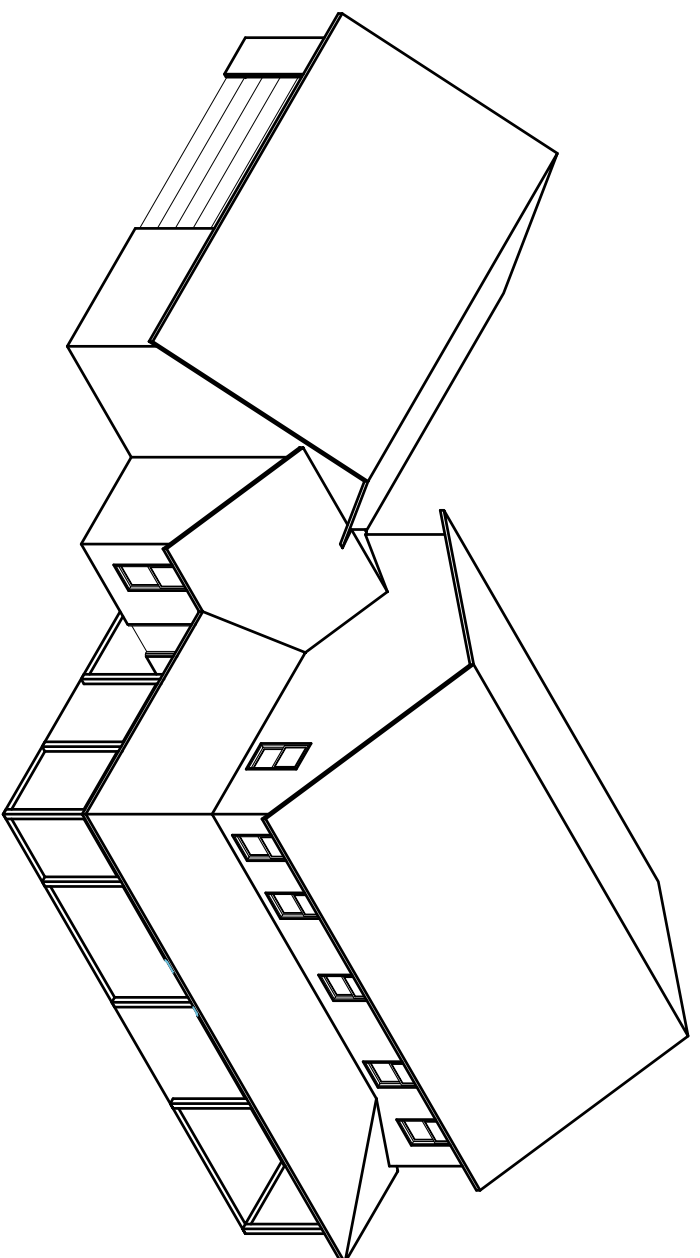


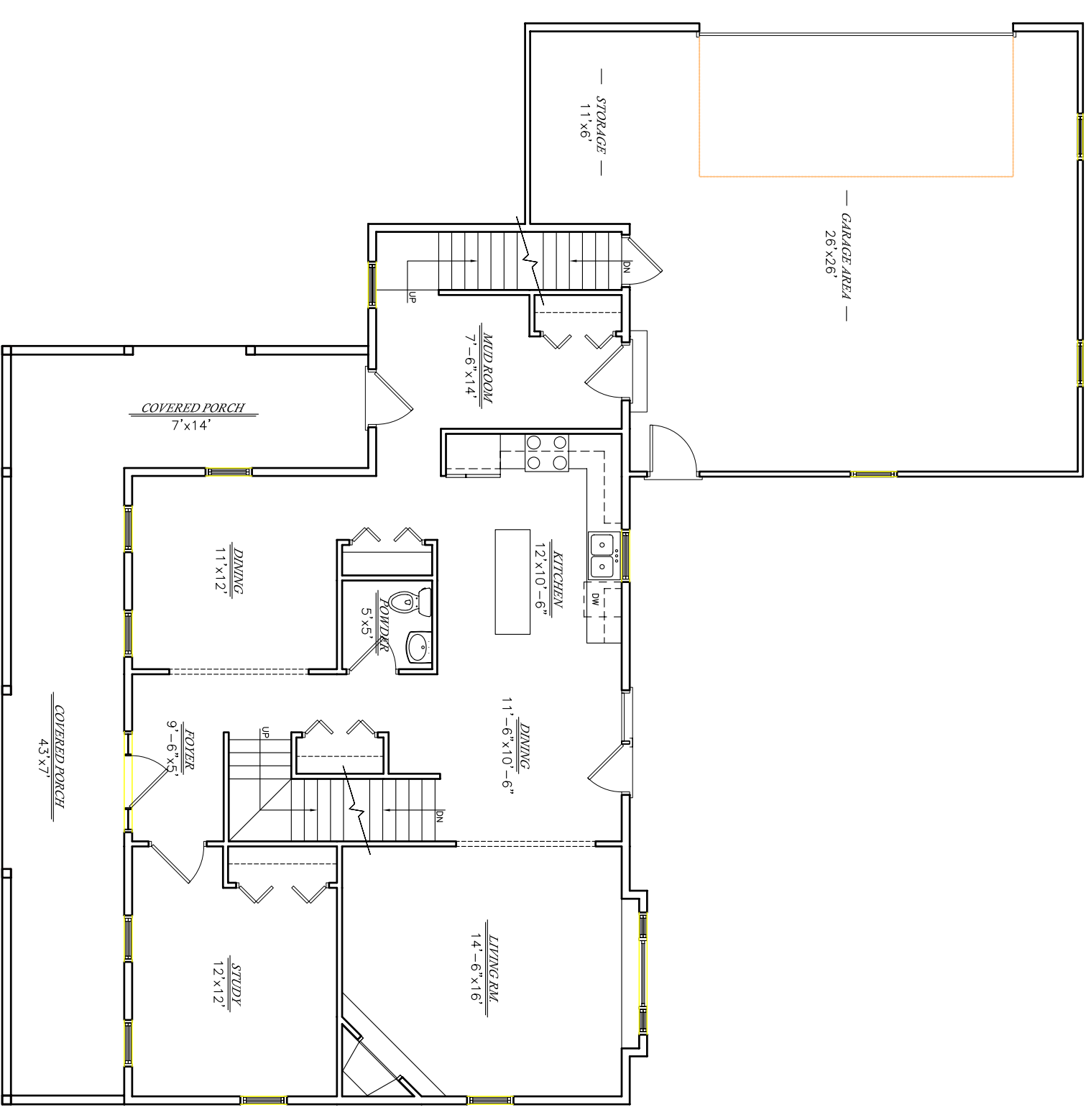


HARRINGTON I

**STORTZ**  
 CUSTOM HOMES, LLC  
 EXCEPTIONAL QUALITY, SUPERIOR SERVICE



HARRINGTON I 2ND FLOOR  
 1808 SQ. FT. (14' x 13'0")  
 2328 SQ. FT. (20' x 11'6") (INCLUDES RM.)



HARRINGTON I 1ST FLOOR  
 1808 SQ. FT. (14' x 13'0")  
 2328 SQ. FT. (20' x 11'6") (INCLUDES RM.)

# HARRINGTON I

# HARRINGTON I

## Basement Features

- 9' Height, steel reinforced, solid concrete foundation
- Insulated per Wisconsin energy code
- Vinyl insulated basement windows (2)
- Shrink control joints in basement walls and floors
- Backfill and grading allowance per your building site
- Stairs from Garage to Basement

## Electric

- 200 amp service
- 3 Exterior waterproof outlets
- 4 Phone jacks
- 4 Cable TV outlets
- Generous light fixture allowance
- Electrical to Dryer and Range

## Structural Features

- 2" x 6", 16" on center exterior house walls
- 12" TJI Floor Joist
- 3/4" LP High Performance Floor
- 30-year, dimensional shingle roof
- 1/2" OSB Sheathing
- R-19 Batt in exterior walls
- R-50 in attic
- Floor Joist Ends Spray foamed for complete seal
- DuPont Tyvek Housewrap
- Vinyl Clad Low E and argon gas filled insulated windows and patio doors
- Continuous ridge vent on roof
- Fiberglass insulated front entry door

## Interior Details

- Stained Oak Raised Panel Cabinets Throughout
- Solid Oak 2-1/4" casing and 3-1/4" base
- 6-panel Pine Doors
- Oak handrail, newel post and balusters
- Vinyl Flooring Allowance of \$30/yd
- Schlage hardware
- 2<sup>nd</sup> Floor Laundry
- Mirrors over all vanities
- Lennox MPD -4035 Merit Plus Direct vent Fireplace
- Generous fireplace facing Allowance
- Formica Kitchen Countertops
- Carpet allowance of \$24/yd.
- Interior and Exterior painting
- Steel Garage Door 2" insulated (R10)
- (2) Belt Drive Openers with 2 controllers and 1 Keyless
- Square Corners
- Orange Peel Finish
- Finished Bonus Room over Garage

## HVAC

- Rheem Classic® 90 Plus® High Efficiency Gas Furnace
- Balancing dampers on all main supply runs
- High and low return air vents
- Rheem 13 Seer rated air conditioner
- Electronic programmable setback thermostat
- Zoned 1<sup>st</sup> and 2<sup>nd</sup> Floors
- Smoke detectors

## Exterior Details

- Vinyl Siding
- Vinyl Window Trim 5"
- Aluminum Soffit and Fascia
- Storm doors included
- Seamless Aluminum Gutters
- Huge Covered Porch

## Plumbing

- Kohler brand plumbing fixtures throughout
- Standard Kohler colors included
- 3' x 4' oversize Kohler shower module with molded seat
- Whirlpool Tub
- Standard Shower Door
- Pex Water lines and Manifold System
- 3 frost-proof hose bibs
- Garbage disposal and dishwasher installation
- Water line for icemaker
- Gas to range and dryer
- Coralais or Fairfax Faucets in brushed chrome
- 50gal Powervent Water Heater
- Roughed in Lower Level Bath
- Sewer Lateral Allowance

## Additional services

- Free plan drafting and revisions
- No surcharge for changes during construction
- Guaranteed price contract
- Site meeting and home placement assistance
- Final cleanup prior to occupancy
- Web Based expediting
- You Deal Directly With The Owners